

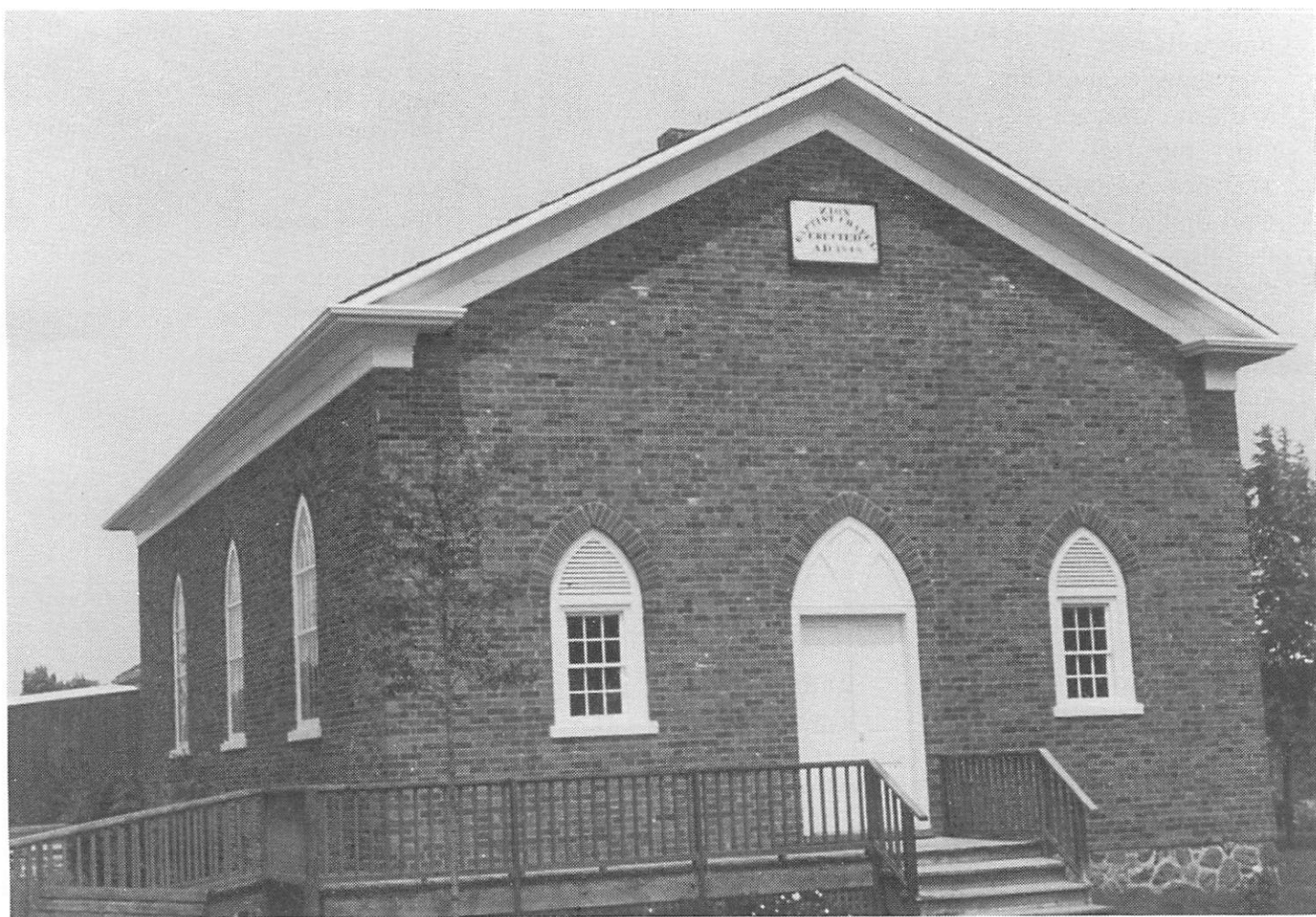
ACORN

The Journal of The Architectural Conservancy of Ontario



XXII 1

Winter 1997



The Architectural Conservancy of Ontario
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Incorporated in 1933 to preserve buildings and structures of architectural merit and places of natural beauty or interest

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Zion (Ninth Line) Baptist Church,
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courtesy of Bob Rowell

Correction: Please note that in the XXI-2 issue of **ACORN** page 7, the architects of the Elephant & Rhino House should read "Casson & Condor", not "Carron & Condor." This error was noted by Mrs. Shelagh Rounthwaite, a friend of Sir Hugh Casson.

Editorial

After six years as editor I am writing my last editorial and editing *ACORN* for the final time. Some health problems and added responsibilities at work make it necessary to pass the editorship on to someone else. I will, from time to time, still contribute an article.

I have enjoyed editing *ACORN* and have had a lot of help from many people. I wish to thank everyone who contributed articles over the years and would ask you to continue to do so.

President's Message

I wish to thank everyone who helped make our fund-raising dinner such a success, especially Margaret Goodbody who was chairman of the event committee. At the request of many people who attended the Arts and Letters Club that night, we are already thinking about next year's event.

Since the last *ACORN* was published, we have been very busy. We have several volunteers working either in our office or at home on computers. Bill Moffet has spent almost every Monday morning in the office and he has developed a comprehensive program for the reorganization of the office space and filing. Diane McCormick who is our treasurer does our banking as well as our bookkeeping. Catharine Ramsey has spent hours straightening out our database as well as putting *ACORN* together, which reduces our cost to publish it. The last *ACORN* was, and the current one will be, mailed with reduced postage as we have a group organized by Alec Keefer, sorting the *ACORNS* by postal code. All these things take hours of volunteer time and I wish to thank everyone involved. If there is anyone of our membership who could join the group of volunteers and give us a morning or two working in the office, please get in touch with me at 905-885-6960. We would be very grateful.

We are pleased to have a new promotional leaflet, which is already racked in several communities across Ontario. Many thanks to Glenn McArthur, the designer, who volunteered his services.

The Camden East cottage, owned and restored by The ACO, has a new tenant. We have converted to an oil furnace from electric heat. The house will be painted in the spring and put up

for sale. We plan to have the cottage open for our members to see during the annual meeting weekend.

Please put the conference and annual meeting dates—April 18, 19 & 20, 1997—on your calendar now. We expect it to be extremely interesting and we are looking forward to a large attendance.

I was very pleased to attend a dinner in London to celebrate their 25th anniversary. It was a fine meeting with events of the past years highlighted by several of their longtime members.

We are grateful to Marg Rowell for her many years as editor of *ACORN*. We greatly appreciate her hard work and dedication. If there is anyone in our membership who would like to become our new editor please get in touch with me.

I look forward to the new year with its challenges, opportunities and achievements.

Council News

GALA DINNER

Sometimes, everything seems to come together to create a memorable evening and the Gala Fund-Raising Dinner that took place on November 2nd was one of those times. But then who could go wrong with a popular and entertaining speaker like David Crombie and the historic Arts & Letters Club as the venue? See the report on this event for details.

NEW PROVINCIAL TREASURER

President A.K. Sculthorpe introduced our new provincial treasurer, Diane McCormick, at the combined meeting of Executive and Council on November 9. The search to find the right person for this important post has been long and difficult, but Ms McCormick immediately impressed the committee with her clear-headed presentation of the Financial Report. Thanks to recent fund-raising initiatives, our financial position is better than it has been for a long time.

AGM & CONFERENCE '97

The 1997 AGM and Conference, *Conserving Ontario's Landscapes*, hosted by the Quinte Branch, will be held on the weekend of April 18-20 at the Bridge Street United Church in Belleville. The Book Fair, a popular

addition to last year's conference, will be repeated in '97. Dan Atkinson and his committee have arranged for Tom Cruikshank, editor of *Century Home* magazine, to speak at the dinner on Saturday. The AGM is to be held at the Quinte Yacht Club, Victoria Pier, Belleville at 10:00 a.m. on April 20.

BUILT TO LAST

On October 30, as part of the program to market our Town Centre video and study guide, *Built to Last*, Alec Keefer participated in the Ontario Historical Society seminar, *Discovering Your Community*, at Barnum House in Grafton. With an over-capacity audience of museum professionals, LACAC members, and educators, it proved to be a good opportunity to showcase our video. The feedback has been very positive and offers have been received to advise on the special study kit aimed at grade 9 students. This looks like a winner.

SPEAKERS' BUREAU

Senior Vice-President Anne McKillop asks your assistance in compiling a list of guest speakers for ACO events, branch and provincial. She would like to know the names of speakers you would recommend and also the type of subjects/areas you would be interested to learn more about from a guest speaker. Please write to her at 370 Dufferin Avenue, London, Ontario N6B 1Z4.

Margaret Goodbody

Gala Fund-Raising Dinner

On a chilly Saturday night in November, over a hundred ACO members and friends sat down to dinner before a blazing fire in the wood-panelled dining room of the Arts & Letters Club on Elm Street in Toronto. Guests ranged from distinguished long-term supporters such as Wentworth Walker and Howard Chapman to relatively new members in their twenties. We were delighted that three brand-new members of the Advisory Board attended and apparently enjoyed themselves immensely.

An hour of socializing and browsing among the silent auction items preceded dinner. Throughout the

evening, Master of Ceremonies David Sculthorpe kept everyone up on the bidding for a variety of "prizes"—cottage weekends, a beach picnic, a watercolour portrait of your house and garden, an architectural drawing of the Crystal Palace in Brussels, Raptors tickets, and many others—24 items in total.



Gala Dinner at the Arts & Letters Club.
Left to right, Valerie Chapman, David
Crombie, A.K. Sculthorpe,
Howard Chapman.
Photo courtesy of Margaret Goodbody.

The highlight of the evening was the address by David Crombie, former mayor of Toronto and former cabinet minister, who has recently been heading the Premier's task force, "Who Does What." Mr. Crombie mused on what our heritage means to us as Canadians, reminiscing on his school days in the west end of town where every classroom had a reproduction of the Group of Seven painting, *The West Wind*, hanging on the wall, and how that image of Canada is one that has been internalized by most of us. He also touched on the current financial constraints that are compelling volunteer organizations such as The ACO to become ever more inventive in finding the funds they need to keep going. The ACO has never been a wealthy organization and the close to \$6,000 raised at this event is a significant contribution to our financial well-being.

As chair of the Gala Dinner, I would like to express my warm thanks to all those who participated, either as guests, or as volunteer organizers. Particularly, I would like to thank our president, A.K. Sculthorpe, who thought the whole thing up and worked with me to see it through.

Margaret Goodbody

Branch Reports

PORT HOPE

Three people from Port Hope (two members of LACAC and one member of The ACO) attended The ACO workshop entitled, *Documentation at Every Stage of a Heritage Conservation Project*.

The annual house tour was a great success. No one house attracted attention as an interesting mixture of buildings was offered. Old Port Hoppers who had attended Dr. Hawkins school were interested in seeing the building again. Interest was shown in Canada House as it was used in Jane Urquhart's book, *Away*.

On November 28, Daphne Svenningsson gave an interesting talk, *How the West was Tamed: from Tombstone to Treasure Island to Las Vegas*.

Port Hope branch was represented by a float in the Santa Claus parade.

The annual Open House and Christmas Tea was held on December 5 at The Butternut Inn, home of Mr. & Mrs. Bob Harrison. Mrs. Marion Garland was honoured for her many years of work and was presented with a bouquet of flowers and a stained glass star, hand-designed by artist Chris Montgomery. The Branch purchased a star on the ceiling of the Port Hope Memorial Bandshell in Mrs. Garland's honour, and the beautiful stained glass work of art was representative of that purchase.

The new walking tour booklet of Dorset Street is now printed and proving of interest, and to introduce the booklet Darell Leeson conducted a tour of Dorset Street on December 8.

The Toronto Dominion Bank has changed its plans for closing its doors on Walton Street and building a wheelchair ramp with a door on Ontario Street. Concern expressed by The ACO Port Hope Branch has resulted in a re-designed entrance on Walton Street.

On October 30, three representatives, Amy Quinn, K. McHolm and A.K. Sculthorpe, all from the Port Hope Branch, attended a workshop entitled *Discovering Your Community*, at Barnum House, Grafton.

Marion Garland

TORONTO REGION

Twice a year we put on a series of lectures. For fall 1995 the major event on the program was a book launch featuring Angela Carr's new book on

Edmund Burke. The launch was followed by a Tafael Music concert of Baroque music. In the spring 1996 series we had a talk on the architecture of Chicago and a talk on the new book, *E.J. Lennox* by the author. But the major event was a talk and tour of the building where we hold most meetings, the Lillian H. Smith Public Library on College Street, given by Philip Carter, architect. Last fall, we had our past-president, Alec Keefer, give a preview of The ACO video, *Built to Last*.

There were two walks in September, one of the terra-cotta buildings downtown, led by Jim Wiswell; and a repeat of Kingsway Park, led by Alec Keefer.

There has been some progress in publications. A start has been made in finding a publishing partner for *Smart Address* which is a manuscript prepared several years ago. Confederation Life is in the last stages of editing, before adding the photographic images. The participation in the details of layout and printing, as offered through "Word" software, is an exciting expansion of what we can do for ourselves.

The book, *Kingsway Park*, continues to sell well, thanks in no small measure to our partners in the publishing venture, the Etobicoke Historical Board/LACAC and the Heritage Etobicoke Foundation. The partnership has been a tremendous help to us, and we look for more of the same.

There has been no advocacy by us this year. I can account for that only by the improved processes of the Toronto Historical Board of late, and there has not been anything sufficiently hot to ignite us. We have made some small contributions to the organizational review of the THB.

In general organization, we are now renting a small part of The ACO office on Adelaide Street for our files. Our telephone line, 947-1066, is operational. It is the first contact for some new members. Membership hovers around 300 people, and has not experienced a lot of growth yet. Volunteers are needed to serve on the board, form project groups, research and lead walks and workshops, etc. All in all, a year for growth in the strength of the branch, and we promise more.

Edna Hudson

HAMILTON REGION

The Churches of Hamilton tour was the last tour of seven held this year in honour of the City of Hamilton's Ses-

quicentennial. The tours ran from May through November and the level of interest and participation all year can be summed up by the results of the last one. Over 75 people braved a coolish day and a several kilometre walk as they wended their way through downtown Hamilton to view and hear brief talks about four mid-19th century Gothic Revival and Romanesque churches: St. Paul's Presbyterian Church, Wm. Thomas; Centenary United Church, A.H. Hills; McNab Street Presbyterian Church, A.H. Hills, later modified by Wm. Lyon Somerville; Church of the Ascension, Frederick Cumberland.

The churches and the individual hosts and speakers at each stop were as generous with their knowledge and time as all others have been throughout the year. Particular thanks is extended to Nina Chapple and the staff of the Heritage Section of the Planning Department for the City of Hamilton, for allowing access to their detailed research files. The development of the walking and bus tours would have been long and arduous without this kind of support. The sponsorship of the Stardust Cafe, Bryan Prince Books and The Hamilton Society of Architects provided the funds for advertising. Community service access provided by the *Hamilton Spectator* helped our Branch reach an even wider audience than we ever thought possible.

Planning will commence shortly for our 1997 events. We look forward to seeing everyone again next year.

Rob Hamilton

HERITAGE CAMBRIDGE

Recent visitors to Cambridge may have noticed a new parking lot on Cambridge Street across from the Cambridge Farmers' Market. The large yellow brick house (used until August for commercial purposes on a street with few vacancies) and the old fire station coach house that was behind it have been torn down. Apparently, City Council is hoping (with what funds?) to build a Civic Centre on this site, sometime in the next century. There has been no budget and no approved plans. The position of Heritage Cambridge, LACAC and the Archives Board was that a plan be in place before another vacant lot was created, and more of our common heritage was lost forever. The Property Committee wished to demolish these buildings because it would have cost some money to do some minor renovations

to the buildings in order to lease them again. Council approved demolition, and very shortly thereafter, the following week in fact, they were down. Councillor Brown was heard to say that these empty houses would become "flop houses", would be set on fire, and someone could get hurt. We are left with the challenge of defending our community heritage from the vision of Mr. Brown, chair of the Planning and Development Committee and former Fire Chief, for whom all heritage buildings are "flop houses." Creative approaches to the cost of the minor renovations were not explored, and the letters from LACAC, Heritage Cambridge and the Archives Board were largely ignored. So, yet again, the urban space has been altered, and more holes left in the fabric of our community.

The Clare Brothers site in Preston was on the chopping block. There were three buildings left from the original eight — the stone factory and the house that faces King Street, and a factory behind these. Here the story is of the evisceration of a whole heritage district. The Kress Hotel, the Preston Furniture Factory (1838), the Railway Maintenance Building, and finally Clare Brothers. Fully designated under a development plan that took three years and fourteen meetings of LACAC to negotiate, gone in one night as council failed to use its powers under the *Ontario Heritage Act* to delay demolition and negotiate the preservation of the three-storey stone-and-cast iron factory façade on King Street and the ancient chestnut tree. The Clare Brothers House was preserved from demolition for the time being, a totem to an historic corner that will now resemble anyplace, anywhere.

In addition, the Capitol Theatre, a sound building with new foundations, a good roof and a façade badly needing Hollywood cosmetics was demolished by Council out of a passion for parking lots.

As the growing litany of demolitions continues year after year the question remains: Will our Council ever take charge of the economic development opportunities that exist in the heritage of Galt, Preston and Hespeler with which so many other Councils (Bayfield, Elora, St. Jacobs, Niagara-on-the-Lake, Quebec City) have done so spectacularly well?

There is a glimmer of hope. City Council passed a motion to give relief from development charges for heritage properties in downtown core area developments, and they did fight for the

Clare House. Also, Galt Arena Gardens is getting a significant facelift! A marvellous job has been done on restoring the skylights and the front of the building, and the wooden ceiling adds immensely to the interior space. A "Sports Hall of Fame" will be featured in the main lobby. All in all, a wonderful public building of which Cambridge can be proud!

Let's follow Councillor Craig's lead and support the celebration of our core areas as tourist destinations with special qualities to be enjoyed by our guests as well as our residents.

But, sad to say, the Local Architectural Conservancy Advisory Committee and the Archives are under threat. Our Council, which rules by consensus, has found that given a choice of fire protection, garbage removal, police services, business development or heritage conservation, the populace does not support Heritage. In a similar survey conducted in Kitchener, heritage was not included as a core service, to stand against essential services. LACAC may soon be at the mercy of the bulldozer mentality of Council! Why not make LACAC a part of the Business Development budget and put the horse before the cart?

Kathryn McGarry

NORTH WATERLOO

Good news from North Waterloo! After a year-long hiatus, a meeting to renew the Branch was held January 30. An Executive Committee of Herb Whitney, Marg Rowell and John Boulden has agreed to process the 1997 memberships that have come in by mail and that were sold at the meeting, consider program possibilities, and call a meeting to elect new officers.

The guest speaker at the January 30 meeting was Paul Ellingham, who addressed the issue of new uses for the now-vacant buildings comprising St. Jerome's High School in Kitchener. Mr. Ellingham, a member of Habitats for Humanity, led a discussion around the conversion of the three school buildings (erected 1904, 1907 and 1967) to seniors' apartments, a concept dubbed the "Bloomingdale" plan.

Bill Klos, from the Friends of St. Jerome's, then talked about the old school's Victorian Theatre. This is a rare gem and its restoration eagerly anticipated by Kitchener's downtown performing arts groups. This is the main

motivation behind the Friends of St. Jerome's. They believe that the theatre could be moved from its present location in the College Street building and fitted into the Duke Street building. This building has the greatest "presence" as part of the Duke Street streetscape and is the one most conveniently converted to apartments as suggested by the Bloomingdale plan. This would sacrifice one building in favour of saving two of the three.

Paul's brother, Ian Ellingham, concluded the presentations with a remarkable address about the life of buildings and how they change to accommodate themselves to the changes in society.

During the presentations there were questions and argument from the floor. The discussion/debate became heated at times. In listening to the various advocates of one idea or another, one was able to gain a much clearer picture of the various problems at issue, but no one solution emerged. City Council is willing to provide some capital funds but no annual operating monies for, as an example, the conversion to an arts centre.

Unfortunately for St. Jerome's, there is no one body with a cohesive plan and the energy to co-ordinate the struggle to preserve the buildings and assume responsibility for their new uses. The January 30 debate was mild in comparison to the heat of the debate in the community as the time for demolition approaches.

John Boulden

LONDON REGION

XXIIIrd Geranium Walk

Broughdale: Gateway to the North

In 1996, the London Region's annual Geranium Walk, a walking tour to view the interior of houses and draw attention to the streetscapes that connect them, had a unifying historical thread running through it: tracing the development of a former village on the northern boundaries of London.

The "homes on view" started with a Tudor Revival mansion, "Goodholme", a baronial residence built by James D. Good in 1935, and now beautifully maintained as the Dante Lenardon Hall of King's College, a college associated with the University of Western Ontario. Opposite is

the imposing St. Peter's Seminary, built in Gothic style and standing in an unsurpassed park setting. Throughout the tour early farmhouses dotted amongst the predominantly '20s and '30s architecture were pointed out.

The next house viewed was the 1926 home of John M. Moore, one of London's foremost architects during this period, where Tudor Revival features are melded with more up-to-date window treatments and a steep roof of rare green glazed tiles. Moore is renowned in the City for designing University College and many Queen Anne Revival houses and industrial buildings.

An interesting California style house was the next on the architectural itinerary, followed by an apartment (1935), with outstanding examples of California gum wood trim. In 1959 the tenants jointly purchased the property, pre-dating the development of condominiums in London by many years. The apartments are an excellent example of 1930s housing: they include many features characteristic of good small homes of that period.

Richmond Street, a major north-south artery today, was once the Proof Line road and we passed the site of former City Gates and toll gates. This thoroughfare saw Broughdale's first development of straggling farms, and the first house in the area which gave the settlement its name. Brough House, built for Rev. Charles Crosbie Brough in the 1860s, is a neat and picturesque Gothic cottage and an unusual style for a rectory. It has been well-maintained and still stands removed from the busy traffic of Richmond Street, buttressed by an extensive front garden and sweeping driveway.

Passing the Art Deco University gates, an institution which has greatly influenced the character of this area, were more Revival houses, rambling in idiosyncratic Tudor style or poised in serene Classical stance. We then turned onto a quiet street mostly built up in the 1940s. Here we toured a unique cottage designed by Watt and Blackwell, surrounded by a white picket fence and featuring an unusual curved classical portico.

Crossing the site of an early mill, we ended the tour at St. Luke's Church, also designed by John Moore in 1906. This small Gothic gem was established when the village was beginning to grow considerably and take on its present-day aspect. Today the area is part of the City of London, but still retains its distinctive quality.

In spite of the rain, all participants were enthusiastic about the tour and ended the afternoon with an enjoyable tea at St. Luke's.

Julia Beck

HURON COUNTY



CNR Station built in Wingham in 1906. Photo courtesy of John Rutledge

Restoration and renovation work has begun on the Canadian National Railway Station, built in 1906 for the Town of Wingham. The station which has been vacant for well over twenty-five years is being converted into offices for the Town and Country Home-makers. John Rutledge, architect, Goderich has been retained to bring this building back to life.

John Rutledge

HERITAGE OXFORD

Heritage Oxford had their first involvement with an Ontario Municipal Board hearing in September. It was not the success story we hoped for, but it was a valuable learning experience that will provide ideas and approach for the future.

The proposal was for the development and expansion of an existing retirement home bordering Victoria Park in central Woodstock. This is part of the city square with excellent examples of well-maintained, both private and public, 19th century architecture. An area that we assumed was protected from such development because of an Historical Zone designation by the City of Woodstock in 1988. Despite opposition from both the City and County, neighbours and heritage organizations, the zoning was overthrown and construction will proceed but with certain safeguard conditions. Designation under the Heritage Act for this area may be required to prevent future undesirable development.

Heritage Oxford would like to thank the Advisory Board for its support in providing an excellent independent evaluation by Paul Dilse of the proposed

development and its implications for the community.

Jack Hedges

WINDSOR REGION

We are continuing to work with WACAC on the Heritage District Study and the proposed guidelines. The proposed district encompasses about 88 residences and businesses, and if we can't get agreement for this whole area, we would like to at least see the Business District designated, as a start.

The Town Hall, while still under construction, is now open for business and is looking wonderful. The exterior has been completely restored, and much of the interior has been restored. The Art Gallery is on the second floor, where the Council Chambers were, and the main floor (originally the Post Office) will be leased for offices. This arrangement will allow the owner to have an income to help support the gallery.

Pat Malicki

HERITAGE CAMBRIDGE HOUSE TOUR

The 1997 Heritage Cambridge House Tour will take place on Saturday, April 26. You are invited to spend a spring day visiting a sample of the rich variety of heritage buildings that are the pride of the City of Cambridge.

The tour will feature five houses, a church and a business. Each of the five homes is different and distinctive. One is a stone cottage with operating interior shutters, and another is a designated home built by a man much influenced by California so the soffits are wide. One is a farmhouse built around 1870 and another, built in the 1930s and decorated in that period, is found high above the banks of the Grand River. The fifth house is a yellow brick Queen Anne Revival hybrid: built around 1883 but refurbished with inlaid hardwood flooring replacing the original pine. Only one of these homes has been previously toured and that was 14 years ago. The church is St. James Lutheran Church in Hespeler — a congregation whose first baptism took place before Confederation; and, the business on the tour is operated from a designated and carefully restored house.

Sheila O'Donovan
House Tour Chair

ACORN

QUINTE BRANCH

At the Branch annual meeting on January 15, 1997, the following were elected to serve on the 1997 executive:

President	Dan Atkinson
Vice-President	David Bentley
Vice-President	Margaret Hoddinott
Treasurer	Olive Root
Secretary	Mary Jones
Publicity	Bob Hintz
Membership	Tony Darling
ACO Council Rep	Doug Parker

In addition to its ongoing series of monthly walking tours, the Quinte Branch has become actively involved in attempting to save another historic building in downtown Belleville.

Belleville City Council, in late October, approved the proposal for demolition of the Filliter Building at 298-300 Front Street. The building was constructed in 1846 by Erastus Holden. It has housed a variety of businesses, including a well-known city pharmacy. The building was gutted by a fire in 1865 and was subsequently rebuilt within the

HERITAGE CAMBRIDGE

A Branch of The Architectural Conservancy of Ontario

ANNUAL HOUSE TOUR

Saturday, April 26, 1997

10:00 a.m. - 4:00 p.m.

Tickets \$12.00 - includes light refreshments

Visit five homes of distinction (four of them never before toured), a business located in a designated building and the 130 year old St. James Lutheran Church.



"Twelve Quoins", Cambridge, Ontario

Tickets available by mail from:

Ms. E. Miller
26 Oak Street
Cambridge, Ont.
N1R 4K6

Please add \$1.00 for handling and make cheques payable to "Heritage Cambridge"

**For further information please call: (519) 621-4461
or (519) 622-2988**

remaining exterior walls. It is an all-brick, four-story structure and the façade is divided into five bays by brick pilasters that run the entire height of the building. It also features an elegant stone cornice at the roof line with a dentil range of brick running between the capstones of the pilasters. One reason given for the proposed demolition is that the building has been vacant for many years and has become a haven for vagrants and vandals. Most importantly, there is a perceived need to provide better access to the public parking behind the existing buildings on Front Street, the major downtown thoroughfare. We made a presentation to City Council on November 12, to suggest that other alternatives be considered. What our downtown does not need is another hole, thereby giving the streetscape the appearance of "missing teeth." We also emphasized the advantage of an architecturally interesting streetscape and the ambience and atmosphere that creates. Belleville's downtown problems, not unlike those of many other small towns, emanate more from the type of people that congregate there than from the physical characteristics of the existing buildings.

We are hopeful, but not optimistic, that our voices will be heard by Council and we urge all concerned ACO members to support this cause. Write to:

Belleville City Council
City Hall
169 Front Street
Belleville, Ontario
K8N 2Y8

Dan Atkinson

BRANT COUNTY

There have been a few articles in ACORN about Chiefswood, but this time we have a new point to mention. To be honest, to brag about.

To make this particular story complete, I have to introduce Paula Whitlow. Paula is a member of the Six Nations community. I'm not sure that Paula knew what she was getting into. She needed a job and Chiefswood, with its plans to restore the building and grounds and to turn itself into a museum, needed a curator. Paula got the job. She has taken courses in museology, and, being a native herself, exudes a great love of native culture. She can almost always be found on the job an hour or more after "quitting

time." She is that relatively rare example of a person who took a "job" and turned it into a real vocation.

Back to the building itself. A brief review is in order for those who may have forgotten. George Johnson was a hereditary chief of the Mohawk nation. He fell in love with an Englishwoman, Emily Howells, who lived in Ohio. He sent her plans of the house he would build for her. She wrote back to the effect that, "If you expect me to marry you, you'll have to make some changes." There were twelve or thirteen such exchanges, some of which have been preserved.

The house eventually built was a Regency mansion, the only one in the world on native land, as it remains: a part of the Six Nations of the Grand River. Chief Johnson was a great believer in the equality of all people. To demonstrate this, he insisted that his house be built with two "fronts" and no back. Native visitors, who would normally arrive by canoe on the Grand River, were received through the front door facing the river. European visitors were received by the opposite front door intended for those who would arrive by carriage on the road. The exterior walls were built of sawmill plank construction, that is, one-by-eights were laid on their sides, one on top of another. They were staggered an inch or so so as to provide a "tooth" on the inside for plaster and on the outside for stucco. Each plank was nailed to the one beneath it. Practically all of the inside walls were built in the same way, except that one-by-sixes were used instead of one-by-eights. Chief Johnson described the nails used by the ton, literally. In this home, they lived with their four children. The elder daughter was Emily Pauline.

Chief Johnson believed passionately that alcohol was an enemy of his people. For his attempts to halt that trade, he was twice beaten by liquor smugglers and left for dead. He managed to crawl home to Chiefswood, but because of the long range effects of the injuries he received in these beatings, he died a relatively young man. After his death, the family were unable to keep Chiefswood up, so they moved to a semi-detached house at 12 Napoleon Street (now Dufferin Avenue) in Brantford. (That house, incidentally, is still standing, in excellent condition, and bearing no indication of its place in history.) While living in this house, Pauline Johnson completed her education.

Pauline went on to become Canada's greatest native woman poet. Their home life at Chiefswood had been modeled on life in a proper English country estate of that period. But, as the years went by, Pauline turned more and more to her father's heritage, producing some poetry that is very poignant from the native point of view, as well as to anyone who deplores the exploitation of one cultural group by another.

Now to the bragging referred to at the beginning of this article. The restoration of the house is nearly complete. The only things missing are such items as wallpaper and furnishings. Paula is very wisely waiting for research that will allow us to make these items as authentic as possible. A subcommittee is working on the landscaping with help from such sources as Parks Canada. An opening has been held for the native community. Another is planned for non-natives early in 1997, and Her Majesty, the Queen has been invited. The relationship of the natives to the Queen is a special one, unlike the relationship most of us have with Her Majesty. Most of us are subjects of the Queen, but natives are allies of the Queen, so that the Chief of the Six Nations walks beside her while Canadian politicians walk behind her.

A few weeks ago, A.K. Sculthorpe phoned me with the news that Heritage Canada was willing to submit Chiefswood as a World Heritage Site. My joy was unbounded. That applied to Chief Wellington Staats, elected Band Chief of the Six Nations, and to Paula as well. We received the application forms by fax on the afternoon of November sixth through the co-operation of the City of Brantford Planning Department who allowed us to use their fax. The application, complete, had to be in New York City by Friday of the following week, and there was a weekend and a statutory holiday in between. Paula and I worked hard on the Thursday and the Friday, writing, gathering drawings, photos, etc. Our work included a visit to Chief Staats to get his signature in the blanks marked "Owner." On the Friday, the man from Purolator was literally breathing down our necks as we sealed the package. It had to go from us to Heritage Canada in Ottawa for some final work by them as well as for their signatures as the official sponsor. Then they had to forward it to New York. The results will be announced in April.

Mike Keefe

The Markham Museum

The Markham Museum is located on Highway 48 just on the north edge of Markham. We visited the facility in August and our tour guide was Laura Higgins who allowed us to take all the time we needed to see each of the buildings in the complex and was very patient while we photographed and asked many questions about each of the structures.

The tour begins in the two-storey Mount Joy School built in 1907 and used until 1969 when regional schools were established. The school has two floors of exhibit and office space and also a basement area.

The first house we visited was the Hoover House built in 1824 and restored to 1860. It is a Mennonite 1 1/2 storey four-bay frame house with flush boarding on the front wall. The inside is one big room with the kitchen area on the left side and the sitting area on the right.

The Chapman House, a frame three-bay house with a centre door, was our next stop. It was built in 1831 and restored to the 1880s with the appropriate furniture of the period.

Next to the Chapman House stands the lovely salmon brick Ninth Line Baptist Church built in 1848 and moved to the museum brick by brick. The walls are Flemish bond and the church has been restored to 1890. The interior was refurbished with original artifacts from the church and a stencil frieze was restored.

A three-bay log house that was built about 1847 was donated to the trustees of the Museum in 1962 until a site for it could be found. It is now known as the "Hands-on House" where pioneer crafts are taught to children.

Both the cider mill and saw mill are at the rear of the property. The cider mill was originally a drive shed but now houses equipment from the Altona Cider Mill and the Lapp Cider Mill. The equipment is used to press cider for the annual Applefest in mid-October.

The sawmill is in a former barn and the equipment inside was in the former Ratcliff Sawmill that stood in Markham Township. It is a circular saw powered by a diesel engine. Originally, it was water powered and was in full production by 1852.

Across from the mills is the railway complex consisting of the Locust Hill Station, a railway car, a caboose, a snowplow and a railway wigwag crossing signal. The station has a small waiting room, a ticket office and a baggage shed. Of interest is the railway passenger car, the

Acadia, built in 1921; it carried such famous people as Princess Margaret. When the car was taken out of service it became an office and stood beside the Mohawk Inn near Milton. It was moved to the museum and restored in 1987. The caboose arrived from the CPR in 1984 and extensive renovations were made to return it to its 1940 condition.

The H. Wilson Variety Hall serves as the general store for the Museum Village. It dates back to 1875 and was in the main business section of Markham. The store was dismantled and rebuilt at the village in 1986. It has been beautifully restored and contains fancy goods as it did when it was an active business.

No village is complete without a harness shop and a blacksmith shop and both are present. The harness shop is small but shows the tools of the trade and some examples of very fine harness. The shop was established about 1860 by Joseph Wyper and moved to the museum grounds in 1982.

The blacksmith shop belonged to Arthur Clendenen in 1896. He remained the blacksmith for 61 years in the hamlet of Cedar Grove. The shop was relocated to the village in 1977. The forge is still present as are the tools the blacksmith would use.

Several buildings are still under restoration; one will become a small butcher shop, the other a cabinetmaker's shop.

A new large building at the museum is a re-creation of a carriage maker's shop. It houses a very fine exhibit of all types of horse-drawn vehicles including wagons, carriages, sleighs and hearses. They are extremely well displayed and are a must see.

The museum is open year round, Monday through Saturday, 10 am to 5 pm; Sundays 1 pm to 5 pm. If you are in the Markham area it is well worth a visit.

Marg Rowell

Heritage Foundation Divesting Properties?

Approaches to heritage conservation are constantly evolving. In the case of the Ontario Heritage Foundation, its approaches are guided not only by the organization's desire to continue to be a viable player in heritage conservation, but also by a climate of economic constraint.

The Foundation is a not-for-profit agency of the Government of Ontario. It plays a lead role in preserving, protecting

and promoting Ontario's diverse heritage. A major responsibility of the Foundation is to act as a provincial trustee. In this capacity, the Foundation acquires, restores, manages, and promotes provincially significant heritage properties held in trust for the people of Ontario. The Foundation's portfolio consists of over 60 buildings and natural heritage sites across the province. A further 165 properties are protected through heritage conservation easements with property owners.



Cartwright House, 191 King Street East, Kingston. Photo courtesy of Ontario Heritage Foundation.

Most properties owned by the Foundation have been donated or acquired with special funds. The Foundation relies on the support of local heritage organizations and community volunteers. They maintain many of these important heritage sites or provide public access to them.

Until recently, ownership of heritage properties for protection purposes was seen as the best conservation strategy. The new economic reality requires that the Foundation re-examine its strategies for conserving heritage properties, particularly those where the reason for ownership has been protection.

Three such Foundation properties clearly illustrate this approach. In each case conservation strategies were adopted by the Foundation's Board to ensure the future protection and preservation of the properties.

In the case of Beley House in Brockville, the property was sold in August 1995, with a heritage conservation easement to protect its significant architectural and archaeological features.

Benares, in Mississauga, was restored by the Foundation as a period house museum. It is operated by the City of Mississauga and will be transferred to the City in the near future with an easement.

Cartwright House in Kingston is currently on the market and is to be sold with an easement that will protect its significant exterior and interior architectural features as well as archaeological resources on the site.

All of the easements will be held in trust by the Foundation in perpetuity. Although the Foundation is no longer the owner, the Foundation will monitor and ensure long-term protection and public access to these important heritage sites.

Strategically selecting properties, then protecting their heritage features through conservation easement agreements is far more cost effective than direct ownership by a public agency. The sale of selected Foundation properties will result in considerable future savings of public funds for maintenance and repair. It will also allow the proceeds from these sales to be used towards the protection and preservation of other significant properties in Ontario by the Foundation. This will ensure that long-term protection can occur within today's economic realities.

For more information about the Foundation and its activities, call John Ecker, Manager of Marketing and Communications at 416-325-5013.

John Ecker

A Report from a Community Museum

THE REPAINTING OF THE ALLAN MACPHERSON HOUSE

The Allan Macpherson House is a gracious two-story wood frame home which was built in 1826, overlooking the Napanee River. Its most distinctive feature is its matching front and back façades with central double doors surrounded by sidelights, transom and pilasters. Large windows in the upper hall echo the elegant tracery of the sidelights below and contribute to the bright airy feel of the interior. Luxuries include eight fireplaces and an upstairs ballroom.

The house was built as the second home of Allan and Mary Macpherson. At the time, it would have been the finest house in Napanee, proudly proclaiming the status of the astute businessman who arrived in the community to operate grist and timber mills, but over the years added a general store, a distillery, appointments

Opportunity

**THE PRINCE OF WALES'S SUMMER SCHOOL
IN ARCHITECTURE AND THE BUILDING ARTS**

Charlottesville, VA Washington, DC Berkeley, CA

29 June—10 August 1997

Applications are invited from practitioners of architecture and related disciplines, students in the fourth or fifth year of an accredited architectural program and students who have reached an equivalent standard in an associated subject.

Requests for application forms should be made to:

Dr. Richard John
Director, The Prince of Wales's Summer School
in Architecture and the Building Arts
14 Gloucester Gate
London, England, NW1 4HG
Telephone + 44 171 916 7380
Facsimile + 44 171 917 7381
e-mail: rtjohn@rtjpowa.demon.co.uk

Applications are due by 31 March 1997. Bursaries are available.

as Post Master, Major of the Lennox militia, Commissioner of the Court of Requests and Crown Land Agent to his expanding influence. His marriage to Mary Fisher, the Montreal educated daughter of a prominent local Loyalist family, no doubt increased his social standing, as did his contributions to civic projects such as building a church and school, or founding a newspaper. Sir John A. Macdonald was a kinsman of Allan Macpherson and is known to have been a frequent guest of the family.

By the late 1950s the house had deteriorated into a run-down tenement. A small visionary group within the Lennox and Addington Historical Society began a campaign to purchase the site and restore it to its former glory. Operating on a shoestring budget, with tremendous amounts of volunteer effort and advice from experts such as Peter Stokes and the late Jeanne Minninnick, three rooms were opened to the public in 1967. The restoration continued in stages over the subsequent years.

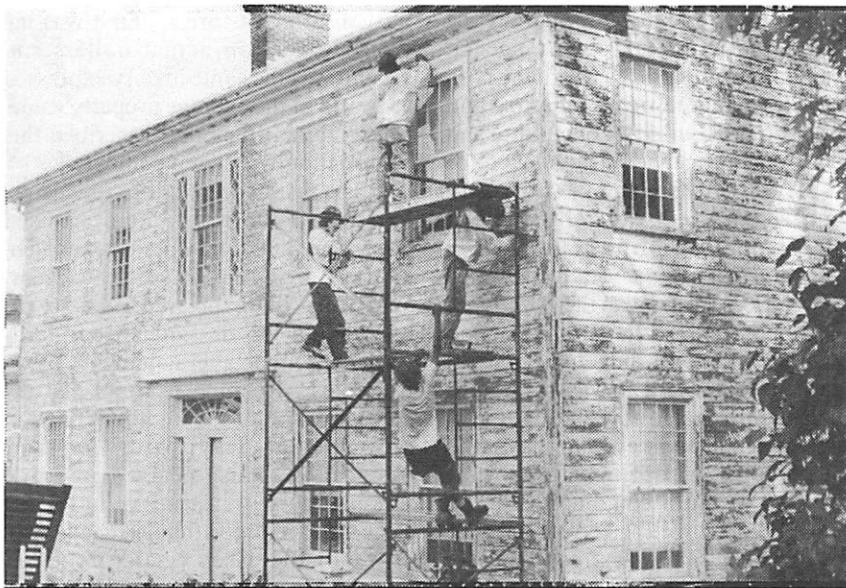
Today, the house is an active community museum, open to the public from March to December. It offers a range of education programs to local school boards and sponsors a series of special events from a wine tasting and a plant sale in early spring to the whisky tasting and Christmas celebrations which close the season. It provides a unique venue for meetings and receptions and attracts tourists to the community. The grounds, with a heritage garden

maintained by volunteers, provide a particularly attractive setting, frequented by visitors outside museum hours.

Over the years the collection has been refined to more accurately reflect the life style of the family of a prosperous merchant during the second quarter of the nineteenth century. It now includes a number of personal possessions of Macpherson family members and furnishings from Lennox and Addington which are of interest to the serious antique collector.

Restoration and maintenance of the house remains an ongoing concern. The building has had a history of poor paint adherence. In 1994, through the Ontario Historical Society Technical Consulting Service, a report was commissioned to identify the causes of the paint failure¹. The primary contributing factor was thought to be high moisture levels within the house, escaping through the clapboard and pushing off the paint.

Measures had already been taken to reduce excessive moisture levels. Economic constraints had dictated that the roof of the building was reshingled in phases. In 1989 the second half of the main roof was completed, and the wood gutter built into the cornice was restored and lined. The rebuilding of exterior cellar stairs with improved drainage in 1993 eliminated flooding in the basement. Portable dehumidifiers were purchased to lower relative humidity levels during the summer months. Finally, in 1995 the cornices on the



*Students scrape and sand the Allan Macpherson House in preparation for painting.
Photo courtesy of the Allan Macpherson House.*

summer kitchen wing were restored. As a temporary measure the wooden gutters were painted with a water sealant. A more permanent liner with extended eave protection will be installed when the wing is reshingled.

Acting on advice from the consultant and the technical services department of Benjamin Moore, a decision was made to switch to a latex top coat since its greater porosity would allow moisture to escape more readily through the paint finish. A test area was scraped, painted and left to weather for a year.

By the spring of 1996 a team was in place and sufficient funds had been raised to begin the repainting of the house. Richard Hopkins, head of the technical department at the Napanee District

Secondary School acted as project supervisor and four students were hired to carry out the work. Shaune and Doris Lucas of The Warehouse, the Napanee distributor for Benjamin Moore, donated the paint and Benjamin Moore provided technical support. A private individual loaned some of the scaffolding required for the project.

A biowash was applied to assist in the removal of the old flaking paint. After one hour it was washed off and left for at least 24 hours to dry. The surface was then scraped and sanded by hand. An oil based primer was applied and finally two finishing coats of latex exterior paint. A total of 43 gallons of paint were required to complete the project.

Funding was provided by the Lennox & Addington Historical Society, the Davies Charitable Foundation and the Napanee Business Improvement Association. The wet weather during the summer of 1996 prolonged the project, resulting in increased costs for rental of scaffolding and contributing to a cost overrun of approximately \$2,000. This has been absorbed by the operating budget of the museum — a budget already strained by cuts to provincial grants and reduced revenue from proven annual fundraisers.

Time will provide the best measure of the project's success, the criteria being the extended life of the paint coat. However, a favourable judgement can be rendered in the short term. The procedures followed were carefully researched and executed. The project involved the wider community and has had a dramatic impact on the appearance of the house.

The Management Committee of the Macpherson House cannot rest on their accomplishments. The need to reroof the summer kitchen will become critical in the near future... and so, the next capital campaign is launched.

The Lennox and Addington Historical Society which operates the house is a registered charitable organization and tax receipts are issued for donations over \$5.

Any reader who wishes to make a contribution to the Allan Macpherson House can write to:

The Allan Macpherson House
P.O. Box 183
180 Elizabeth St.
Napanee, ON
K7R 3M3

*Elizabeth Hunter
Director/Curator
The Allan Macpherson House*

¹ The Technical Consulting Service program, funded by the Ministry of Citizenship, Culture and Recreation and administered by The Ontario Historical Society, has since 1983 been providing advice to municipalities on questions relating to the conservation or alteration of properties designated under the *Ontario Heritage Act*. The Advisory Board community service program, established in 1972, is supported by The Architectural Conservancy of Ontario, its Advisory Board members and its various clients, which include municipalities. In 1995, Advisory Board member Denis Héroux prepared a report advising the Fort Erie Museum Board on the repainting of the Ridgeway Train Station - Ed.

Does Historic Designation Affect Property Values?

[The original version of this article appeared in *The Canadian Appraiser*, Spring 1992. - Ed.]

"This will be the kiss of death," protested a man appearing before the Local Architectural Conservancy Advisory Committee (LACAC) in London, Ontario. He was referring to the inclusion of a building he owned on a list of properties eligible for designation under the province's Heritage Act. The man is a respected and experienced figure in the local real estate scene and he was convinced that even having his property appear on such a list would negatively affect its value.

A Victorian Memories Tour highlighting the history and architecture of Napanee is available for groups of 20 or more. The program includes:

- a step-on guide;
- visits to the Macpherson House, the Lennox and Addington County Museum and the recently restored County Court House; and,
- a buffet lunch.

*For more information contact:
The Allan Macpherson House
(613) 354-5982 or the
Lennox and Addington
County Museum
(613) 354-3027.*

Many people in real estate and even some appraisers will unhesitatingly advise clients that designation under heritage legislation will lower their property values. The logic is this — restrictions on what an owner can do with a property, that accompany recognition under provincial statutes, will limit the number of buyers and consequently lower the price that can be realized in the sale of the property.

Proponents of architectural conservation and heritage preservation argue that this is not true but like many arguments this one has been raging for some time in the absence of facts. From a property appraisal point of view it is a question that promises to become even more topical. This is because our inner city building stock continues to age while the pressure for urban intensification (the re-development of existing neighbourhoods) is growing. At the same time the inclination to save the character of both individual buildings and entire districts is increasing.

I have been professionally involved for a number of years in planning for the heritage aspects of urban centres and in heritage-based economic and tourism development. On returning to university I decided to conduct some systematic research into the question of heritage property values as part of my larger study of urban re-development and the reuse of older buildings. In this work I have been enthusiastically assisted by three Appraisal Institute members, Ben Lansink and Brian Knowles in London, Ontario and Ken Gore in Kitchener.

First of all I should say a little bit about what is meant by 'heritage designation.' In 1972 the United Nations Educational, Scientific and Cultural Organization (UNESCO) met in Paris. The resulting World Heritage Convention says in part:

... each State Party to this Convention shall endeavour to adopt a general policy which aims to give the cultural and natural heritage a function in the life of the community and to integrate the protection of that heritage into comprehensive planning programmes ...

Canada, along with most other United Nations members, has signed the agreement. Most provinces have responded by enacting legislation that

acknowledges the importance of historic structures through a special designation process. The intent is to provide a degree of recognition and protection for buildings of cultural and historic significance. The concept of historic significance is not only confined to the major religious and government buildings but also is intended to have much broader application. It can mean that a building is unique or that it is simply a good example of some architectural style. It can also mean that it was connected with some nationally or locally important person or event or has some other locally defined meaning. Districts within a community can be recognized as well. Across Canada, about 6,000 properties, mainly buildings, but including structures such as bridges, have so far been designated under various statutes. Ontario accounts for about 2,500 of these.

In most cases the legislation is not particularly strong in terms of its control over what owners may do with their buildings. In Ontario, if an owner wants to make alterations to a designated building the plans are reviewed by the local volunteer architectural committee. These committees only make recommendations to the municipality and it is the council that has the final decision. If an owner wishes to demolish a structure they can apply to have the designation removed after a relatively short waiting period. As an incentive modest programs of matching grants used to be available to owners for maintenance of designated buildings.

In order to examine the question of whether this recognition process has affected property values I first obtained the list of designated properties in the City of London, Ontario. This consisted of eighty-five buildings. I selected from that list the non-institutional, that is the privately owned, buildings that had received their designation at least two years ago. I then searched the real estate transaction records that went back thirty years in order to establish a price history for all those properties that had been sold at least twice during that period. This survey included a total of thirty-three properties.

As a standard of comparison the average residential property value for each year in the City of London was determined. The price history of each property was then displayed on a graph

in two different forms. First was the value history in actual dollars and second was the same history expressed as a ratio of the average property value. The graphed lines that described this information were then compared.

The results were quite conclusive. In actual dollar terms the designated properties had performed better than average in over 80% of the cases. When the value expressed as a ratio was considered the designated buildings were better than average in 90% of the examples. Keeping in mind that the subject properties were not defined in any special way prior to their designation as historically significant, it is particularly instructive to look at sales that occurred after designation. In 100% of the cases where properties were sold after designation the values increased at a greater rate than average and a greater rate than might have been predicted given their previous price performance. There was a further observation that was quite unexpected. About half of the surveyed properties appeared to have been immune to the downturn in real estate values that occurred during the recession in the early 1980s.

There are at least two factors that sprang to mind as warranting consideration in light of my findings. The first concerns the character of London, Ontario. It could be said that the city is not a typical real estate market. London certainly has a generous stock of distinguished architecture and has long been on the upper end of the national prosperity scale. To test whether this reality affected the results, I chose a very different community and repeated the survey. The City of Kitchener, Ontario, whatever else can be said in its favour, is not endowed with the level of fine old architecture found in London. Kitchener is roughly half the size of London and an examination of the city yielded a list of designated properties with sales histories that was, in turn, about half the number found in London.

The results, however, were almost the same. In terms of actual price the entire sample of fifteen properties had performed as well as or better than average while close to 90% had an average or better than average value history when it was expressed as a ratio. The sales of historic properties in Kitchener that occurred subsequent to their designation showed a somewhat less conclusive trend than London. Three of the five sales demonstrated

better than average increases in value while two were slightly less than average. These two, however, while below the average showed a better increase in value after they were designated.

The second factor to consider is whether the average price of real estate in a city is the best standard by which to measure price performance. It was used simply because it was the only practically accessible base line. Aggregate figures on real estate transactions in specific districts or among buildings of a particular vintage are not kept. To account for this and as a further check on the accuracy of the observed trend I undertook a comparison of properties within the same neighbourhoods as the designated buildings. I visited each of the thirty-three properties in London and, where possible, identified comparable buildings within a block's radius. I then returned to the real estate records and determined the price histories of those properties.

The finding here was that in almost 40% of the cases the designated properties had performed better over time than neighbouring buildings. In just over 60% of the survey the heritage properties were comparable in their price history with the surrounding houses. In none of the cases did the historic properties do worse than their neighbours.

This survey does not purport to be a highly sophisticated statistical analysis. It is a set of straightforward observations of some trends based on real estate transaction records. Those trends are clear enough, however, that it is fair to conclude that the historic designation of properties in the two very different cities studied did not adversely affect property values. I suspect that similar studies in other municipalities would have similar results. In fact, in London, not only was there no negative affect but there was a correlation between heritage designation and an increase in value.

I would not suggest that designation caused the increase. It is probable, in fact, that both the historic designation and the increase in value have the same cause, namely the genuine interest of the property owners in heritage preservation. Let me explain.

In Ontario, as I suspect in other provinces, it is very rare that a property is designated against the will of the owner. In reality it is usually done with

the active support and even at the request of the owner. This sometimes means that the historically designated properties in a municipality are not necessarily the best examples of architecture or the most significant historic sites. Rather they are the buildings owned by the growing number of people with an historic interest. To give a sense of how many buildings are eligible for recognition compared to how many have received designations to date, we have only to go back to London. The list that so agitated the gentleman that I spoke of at the beginning contained almost two thousand properties. But less than a hundred are presently designated.

The same people who seek or accept heritage designation for their properties also invest in their maintenance and or restoration. It is that investment that no doubt accounts for the increase in property values when these houses are, in turn, sold. And while the market for such houses is not the general real estate market there seems to be an adequate number of buyers interested in historic houses and ready, in some cases, to pay a premium for them. The designation of properties is, therefore, somewhat market controlled. As long as there are people willing to participate in the process and buyers ready to pay, there is no shortage of properties eligible for recognition.

In this specialized market the historic designation might well be an asset and a selling point rather than a detriment. This is perhaps most obvious among that sub-set of the historic properties market, the commercial users. Professional offices and specialty retail shops often find it suits their needs and business image to locate in the warm surroundings of older buildings. The alterations they require to make the buildings usable can usually be accomplished within the guidelines set out by local architectural advisory committees. Acquiring space in older buildings is often less expensive than comparable space in more modern structures.

I believe that there will be an increase in the demand for older buildings and growing economic incentives to reuse existing structures in preference to demolition and replacement. A certain portion of the older building stock will be historically designated or eligible for such recognition. The idea that this automatically implies a diminution in value is no longer true if in fact it ever

was true.

Postscript:

The research outlined in this article has enjoyed a wide circulation. It has been reprinted in heritage publications in several provinces, in the magazine of the International Council on Monuments and Sites (ICOMOS) and in commercial publications such as *Century Home*. Heritage groups in many communities across Canada have reproduced copies for distribution to owners of homes that might be designated, to municipal Councillors and to the public. It has been quoted often in meetings and hearings and I have even been called to testify in court to explain that there is no demonstrable truth to the charge that heritage recognition has a bad effect on property values. It was a modest piece of work that grew from my studies in Planning at the University of Waterloo but I am pleased that it has been of some use to the heritage community.

There are, however, a couple of aspects about the research on heritage property values that present challenges. First of all, it is now four years old. That in no way invalidates the work but some more current data would be helpful. Secondly, the original work dealt only with individual properties and not district designations.

To address these points I would like to enlist the help of some enthusiastic heritage supporters in the province. I would spend some time, perhaps a one-day workshop, teaching these volunteers how and where to collect the necessary information in their communities. That requires some effort and time, perhaps 20 hours, but it is not rocket science and I believe most ACO members could handle it. I could then take the material collected, analyze and publish it, with the names of the volunteers attached of course, and the heritage community would have some fresh new ammunition in its good fight for the preservation of our culture. Any individuals or branches interested can contact The ACO office.

Robert Shipley

Robert Shipley has worked for years in the field of heritage-based economic development. He is presently undertaking graduate research at the University of Waterloo's School of Urban and Regional Planning.

CONSERVING ONTARIO'S LANDSCAPES

The Architectural Conservancy of Ontario's Annual Conference

April 18 and 19, Belleville, Ontario

To be Followed by the Annual General Meeting, April 20

Location: Bridge Street United Church, Sills Auditorium, 60 Bridge Street East, Belleville, Ont.

Time: Friday 18 and Saturday 19 (morning only) April, 1997, commencing at 9:30 a.m.

Registration: Friday - 8:30 - 9:15 a.m. Saturday - 8:45 - 9:15 a.m.

Bus Tour: A bus tour of the Quinte region will be conducted on Saturday afternoon, following the close of the conference.

AGM: Sunday, April 20, 1997, 10 a.m., Quinte Yacht Club, Victoria Pier, Belleville, Ont.

Speakers include:

- | | |
|----------------------|---|
| • Pleasance Crawford | The Evolution and Significance of the Grounds of the old Whitby Psychiatric Hospital |
| • Fern Graham | The Landscaping of Parliament Hill |
| • Nicholas Hill | Visual Qualities of the Rural Landscape |
| • Jennifer McKendry | The Rural Cemetery Movement in Ontario: The Role of Cataraqui Cemetery, Kingston |
| • Owen Scott | A Garden for a Victorian House |
| • Richard Scott | The Ottawa Green Belt: Its Concept and Long-term Plan |
| • Wendy Shearer | Finding a Lost Landscape: the Restoration of the Cockpit Building Landscape, Dundurn Castle |
| • Rodger Todhunter | The Landscape Master Plan: Markham Heritage Estates |
| • Rupen Tokmak | Levi Creek: The All Natural Community |

ADVANCE REGISTRATION

Name: _____

Address: _____

_____ Postal Code: _____

Telephone: _____ (day) _____ (evening) Fax: _____

Conference: 2 days or Friday only	@ \$55 per person, ACO members (includes Friday lunch)	No. of people: _____ \$ _____
	@ \$70 per person, non-members (includes Friday lunch)	No. of people: _____ \$ _____
Saturday only	@ \$20 per person (ACO members)	No. of people: _____ \$ _____
	@ \$35 per person (non-members)	No. of people: _____ \$ _____

Dinner Friday evening: On your own

Bus tour of Quinte area: @ \$22 per person (includes box lunch) No. of people: _____ \$ _____

Dinner Saturday evening: @ \$25 per person (preference to ACO members) No. of people: _____ \$ _____

Lunch following the AGM: @ \$10 per person (ACO members only) No. of people: _____ \$ _____

Note: GST not applicable

Total Enclosed: \$ _____

Please make your cheque payable to The Architectural Conservancy of Ontario and mail it along with this registration form to:

Belleville Conference
Quinte Region ACO
P.O. Box 20047
Belleville, ON K8N 5V1

You will receive a letter of confirmation with a map of Belleville if your registration is received prior to April 1, 1997. For additional information please call (613) 968-7576 weekdays evenings between 7:00 and 10:00 p.m.

Conference Details

1. CONFERENCE FACILITIES

Bridge Street United Church, Sills Auditorium, 60 Bridge Street East

This is one of Belleville's oldest and finest churches. The congregation dates back to 1815 and the original church was constructed in 1865. A fire gutted the church in 1886 but the facility was quickly rebuilt and was re-opened in 1887.

Coffee and snacks will be provided in the morning and afternoon. Friday lunch is included in the registration fee. Advance reservation is *encouraged* (see Registration Form, opposite).

2. OTHER ACTIVITIES

We have arranged for a choice of two tours on Saturday afternoon:

A. A bus tour of Prince Edward County, commencing immediately after the close of the conference. This tour will include the opportunity to view a number of the buildings featured in *The Settler's Dream* and will last approximately 3 to 3 1/2 hours. The cost will be \$22.00, including a box lunch. Advance reservations are *required* (see Registration Form, opposite).

B. A walking tour of beautiful downtown Belleville, commencing at 2:00 p.m. and covering most of the major commercial buildings of historical interest, including City Hall (designed by John Forin), the reconstructed Market Square and some excellent examples of mid-19th century residential architecture.

A highlight for Saturday evening will be dinner at Belleville's finest restaurant, Dinkel's, located in a beautifully restored three storey building in downtown Belleville. The dinner will feature a talk by Tom Cruikshank, editor of *Century Home*. Cost of the dinner will be \$25.00 per person plus taxes, gratuities and alcoholic beverages. Advance reservations are *necessary* (see Registration Form, opposite).

This evening promises to be a combination of fine dining, good fellowship and interesting discourse.

3. ACCOMMODATIONS

The Quinte Region is blessed with an abundance of various types of accommodations. For the convenience of our members, the Quinte Branch has arranged special rates at several local hotels, as follows:

Days Inn (Hotel Quinte) (613-962-4531) located next door to Bridge Street United Church at 211 Pinnacle Street, this is a classic older hotel that has been recently renovated and features "fantasy" suites. Rates are from \$59, including breakfast.

Comfort Inn (613-966-7703)

200 North Park Street (just off the 401).

Single is \$56 and double \$58, includes continental breakfast.

Ramada Inn (613-968-3411)

11 Bay Bridge Rd. (overlooking The Bay of Quinte) at the junction of #2 and #62.

Rate is \$69.

In order to access the reduced rates at each of these hotels, please identify yourself as a member of The Architectural Conservancy at the time of reservation.

There are also a number of excellent **Bed and Breakfasts**, particularly south of Belleville in Prince Edward County, around Bloomfield, including:

Renlea House (613-393-1864)

Mallory House (613-393-3458)

Cornelius White House (613-393-2282)

Wilholme Farmhouse (613-393-5630)

Annual Meeting

To be held on Sunday, April 20, 1997 at the Bay of Quinte Yacht Club, Victoria Pier, Belleville. The club is located south of Dundas St., just west of South Front St. The meeting will commence at 10:00 a.m. sharp, and will finish at approximately 12:30. The meeting will be followed by a buffet lunch at a cost of \$10.00 per person. Again, reservations are *required* (see Registration Form, opposite).

Annual Branch Presidents' / Advisory Board Meetings

Friday evening, there will be a dinner for Branch Presidents, Advisory Board members and their spouses and two meetings held simultaneously thereafter — one for the Branch Presidents and the other for Advisory Board members. Dan and Cathy Atkinson are hosting the 6:30 p.m. dinner and evening meetings in their Belleville home. Branch Presidents and Advisory Board members are asked to reserve for the dinner by calling 613-968-7576.

For those not involved in the meetings, a tour of Glanmore House (The Hastings County Museum), has been arranged, beginning at 6:30 p.m. (Those attending the meetings will also be able to visit the museum later that evening.) Glanmore is a beautiful example of a Second Empire residence, and the restoration of its gardens will be one of the topics presented at the conference.

Proposed Amendments to By-Law # 1

[At the 1997 Annual General Meeting, members will be asked to vote on the following by-law amendments. – Ed.]

SECTION 10:

1) Change "... no person shall serve more than six consecutive years ..." to "... no person shall serve more than eight consecutive years ..." Delete "except a vice-president in which case such member may serve as President for two further consecutive years."

Council has proposed this amendment so that a Member-at-Large may proceed through the three levels of Vice-President and serve as President.

2) Change "The Officers of the Corporation shall together form the Executive Committee of the Council" to "The Officers of the Corporation shall, together with the Members-at-Large form the Executive Committee of the Council"

Council has proposed this amendment so that Members-at-Large will be better informed and able to participate more fully in the affairs of the ACO.

SECTION 22:

Delete this section and insert the following:

The membership in the Conservancy shall consist of the following classes:

a) Ontario Member without Branch Affiliation: An Ontario Member without Branch Affiliation is a member who is admitted to membership on application to head office. An Ontario Member without Branch Affiliation is required to pay an annual fee. The annual fee schedule is based on the following membership categories: (i) individual; (ii) household (couple or family); (iii) organization (a company, association, library, etc.); and (iv) full-time student. An organization which is an Ontario Member without Branch Affiliation may appoint a proxy to represent it at meetings of members and to vote on its behalf.

b) Branch Member: A Branch Member is a member who is admitted to membership upon application to a Branch. A Branch Member is required to pay an annual fee. The annual fee schedule is based on the following

membership categories: (i) individual; (ii) household (couple or family); (iii) organization (a company, association, library, etc.); and (iv) full-time student. An organization which is a Branch Member may appoint a proxy to represent it at meetings of members and to vote on its behalf.

c) Life Member: A Life Member is a member who has been admitted to membership on payment of a special entrance fee. A Life Member is exempt from annual fees. No new Life Members will be admitted to membership.

d) Honorary Member: At any meeting of the Provincial Council or of a Branch Executive Committee, The Council or Executive may, by resolution, create a person, who has rendered important or distinguished services to the Conservancy, an Honorary Member of the Conservancy for life or for such period as may be specified in the resolution. An Honorary Member is exempt from annual fees.

Minutes of the Annual General Meeting, Saturday, April 21 1996, Woodstock Museum Woodstock, Ontario

Mr. Alec Keefer, President, called the meeting to order at approximately 11 a.m. and welcomed some 50 members of the Conservancy present for the 63rd Annual General Meeting of the Architectural Conservancy of Ontario, Inc. He commented on the high quality of presentations made at the Annual Conference and on the excellent organization of the event by Heritage Oxford. The President announced that the Conservancy wished to grant special status to two long-term members of the Conservancy in recognition of their outstanding contributions to the organization. Mrs. Donna Baker was unable to be present, but Mr. Keefer had the pleasure of presenting a certificate of Honorary Membership to Dr. Peter John Stokes. Dr. Stokes accepted the award and expressed his thanks to the Conservancy which he had been pleased to serve for so many years. The President then thanked the members of the Executive Committee - Mrs. Julia Beck, Past President; Mr. Bill Moffet,

Senior Vice-President; Mrs. Anne McKillop, Vice-President; Ms Mary Angela Tucker, Vice-President; and Mrs. Margaret Goodbody, Secretary; also, *ACORN* editor Mrs. Marg Rowell. He noted the resignation of Heritage Administrator John Martins-Manteiga, who left in February having seen through the reorganization of the office, preparation of the Town Centre Video and installation of new computer equipment. Mr. Keefer advised the incoming Executive to avoid the pitfall of attempting to run parallel programmes with our limited resources. He ended by commending the Presidents of 10 of the 11 branches for attending the Presidents' Meeting held just prior to the AGM.

MINUTES

The President asked if there were any additions or corrections to the 1995 Annual General Meeting minutes, which were circulated to members as part of the Winter 1996 issue of *Acorn*. It was moved by the Secretary, seconded by Mr. Bob Sculthorpe, that the minutes of the previous Annual General Meeting be accepted as circulated. CARRIED.

BUSINESS ARISING

Two resolutions arising from the previous AGM were carried through: firstly, the establishment of the Windsor Branch and secondly, the purchase of new computer equipment for head office

FINANCIAL REPORT

With much regret, the President reported that the Audited Financial Statement for the year ended December 31, 1995 was not yet available. Although the provincial year-end Financial Statement and that of most of the branches had been received and accepted by the auditors and our charitable status secured, the process could not be completed until two remaining branches submitted their books. In answer to a query from Mr. Nick Hill as to which branches had failed to comply and what measures were taken to avoid this situation, Mr. Keefer replied that reports were not received from the Huron and Brant County Branches and that written notice had been sent in January with numerous follow-up requests. Mrs. Pat Malicki stated that Windsor, being a new branch, was very much aware of the advantages of belonging to a provincial organization not the least of which is the

right to issue tax receipts. It was moved by Mrs. Beck, seconded by Mrs. McKillop, that the Annual General Meeting advise the Executive and Council, in the absence of an audited Financial Report, that, when it is available, the Report be circulated to all Council members, Branch executives and interested members. The motion was CARRIED, with one opposed.

Further, it was moved by Mrs. Beck, seconded by Mr. Dan Atkinson, that the Annual General Meeting advise the Executive and Council of the ACO to consider the audit in detail at the June meeting of Council. CARRIED, with one abstention.

It was then moved by Mrs. Beck, seconded by Mrs. McKillop, that the Annual General Meeting advise the Executive and Council of the ACO that all programme initiatives be delayed until MCCR reports on the status of our operating grant. This motion initiated considerable discussion as to which programmes would be halted — there was agreement with the statement by Mrs. Edna Hudson that the Advisory Board should not be affected; Mr. Dilse was assured that his contract would not be cancelled. Mr. Hill expressed concern that this motion could hamper the incoming Executive, Mr. Keefer noted that failure to publish *ACORN* would breach the ACO's contract with its members. Mr. Atkinson pointed out, and Mr. Tony Butler concurred, that such a motion may be unnecessary since the Executive is empowered to manage the finances of the organization as the situation dictates. Mrs. Beck, with the agreement of the seconder, amended the motion to read as follows: That the Annual General Meeting advise the Executive and Council of the ACO that future programme initiatives be delayed until we are assured that we have funds in hand to support them. CARRIED, with four opposed and two abstentions. Following on this, it was moved by Mr. Atkinson, seconded by Mr. Dilse, that, in future, advance notice of major motions be given to Branch presidents to avoid misunderstanding. CARRIED, with one opposed.

REPORT OF THE CONSULTING HERITAGE MANAGER

Mr. Dilse presented the highlights of his report for the year ended December 31, 1995. With regard to the Advisory Board, 10 projects were completed, two projects assigned, and 26 telephone inquiries handled as well as correspondence and meetings. The Don Valley Brickworks situation is being monitored by Board member

Martin Ahermaa, and Ruthven Park, Cayuga, by Tony Butler. Donations of \$1,800 were received and nine new Advisory Board members appointed. Other activities included conducting a workshop, *Using Ontario Legislation Effectively for Heritage Conservation*, and training sessions for 125 City of Toronto building inspectors and plan examiners, *Inspecting Heritage Buildings*, as well as a number of guided tours. Provincial and branch publications were sold from head office, with sales amounting to \$1,449.27. Mr. Dilse concluded his report with a financial summary: contract fee program and costs were \$9,820.05, revenue brought in amounted to \$3,885.56, with a net cost to the ACO of \$5,934.49. (Mr. Dilse also received UI benefits under the federal government's Self-Employment Assistance Component.)

ADVISORY BOARD

The Chair of the Advisory Board, Mr. Patrick Coles, commended the volunteer members for their valued contribution during the past year and Mr. Dilse for extending the work of the Board. Mr. Coles commented on two issues that had arisen: firstly, a complaint from a dissatisfied client which had arisen from a misunderstanding rather than any fault with the excellent report prepared by the consultant and, secondly, a request from a heritage group in Lucan following a fire in the Central Hotel. Although the building was found by our structural engineer to be beyond repair, the site is of historical interest. He concluded by noting that the meeting of the Advisory Board held that morning had brought together some long-term members and reminded him of the increased importance of volunteerism in the present climate of financial restraint.

REPORT OF THE FUND-RAISING COMMITTEE

Mrs. A K Sculthorpe, Chair, reported that she was very gratified by the response to the direct mail campaign now underway, noting that Mr. Adamson's contribution was accompanied by rhymed couplets! She thanked the members of her committee, Ms Mary Angela Tucker and Mrs. Pat Rosebrugh, and staff member Mr. Dilse for their invaluable contribution to the project. Mrs. Sculthorpe requested that any member who had not received a letter contact her. At this point, Mr. Darrell Leeson, President of the Port

Hope Branch, came forward to present a cheque for \$3,000 from the Port Hope Branch, followed by Mr. Grant Maltman, President of the London Branch, with a cheque for \$1,000.

REPORT OF THE NOMINATING COMMITTEE

Mrs. Julia Beck, Chair, thanked her fellow members Terry Foord and Margaret Goodbody, and presented the proposed slate of Officers and Members-at-Large for 1996-1997, as follows:

President	Mrs. A K. Sculthorpe
Sr. Vice-President	Mrs. Anne McKillop
Vice-President	Ms. Mary Angela Tucker
Vice President	Mr. Terry Foord
Treasurer	Mr. John Sutlic
Secretary	Mrs. Margaret Goodbody
Past President	Mr. Alec Keefer
Members-at-Large:	Mrs. Julia Beck
	Mr. Robert Fair
	Mrs. Pat Malicki
	Mrs. Pat Rosebrugh
	Mrs. Shirley Siegwart Ayer

As there were no further nominations from the floor, it was moved by Mr. Sculthorpe, seconded by Mr. Atkinson, that the nominations be closed. CARRIED. It was then moved by Mrs. Beck, seconded by Mr. Ben Rosebrugh, that the proposed slate of officers for 1996-1997 be approved. CARRIED. The above-named individuals will serve in the office set opposite their names for the ensuing year, each to serve until his or her respective successor shall be elected and qualify. Mrs. Beck noted that Mr. Sutlic is anxious to be relieved of his duties as Treasurer. She urgently requested members to contact her if they knew of a professional accountant who might be willing to take over that office.

Since Council meets only four times a year and in order to keep Members-at-Large more closely apprised of the business of the Conservancy, Mrs. Beck moved, seconded by Mrs. McKillop, that Bylaw No. 1 be changed to include Members-at-Large as members of the Executive Committee. CARRIED.

MOTIONS & PETITIONS

1. Mr. Dilse stated that he had prepared budget estimates and a cash flow projection, which had not been done for some time. Mrs. Beck noted that it was certainly our normal practice to do so — last year was an anomaly because the status of our operating grant was in flux. It was moved by Mr. Dilse,

seconded by Mr. Atkinson, that the Executive, at the earliest possible date, prepare a budget and cash flow projection for 1996-1997. CARRIED, with five opposed and one abstention.

2. Mr. Dilse stated that certain changes to Membership Policy had been presented to the Executive and Council on January 13, 1996 following recommendations contained in the Consulting Heritage Manager's Report of December 6 1995. He noted that recommendation #1 was changed to read "Branches and Head Office can issue tax receipts." Mr. Dilse therefore moved, seconded by Mr. Atkinson, that By-law No. 1 be amended to reflect these recommended changes to Membership Policy. Mrs. Hudson, President of the Toronto Branch, strenuously objected to this motion on the grounds that major changes to the By-law should be proposed by a committee of Council and proper notice given to members. In answer to a query from Mr. Hill, Mr. Dilse stated that he was making this recommendation as a member not in his capacity as a staff person. It was moved by Mr. Butler, seconded by Mrs. Hudson, that his motion be tabled. Other members felt the issue was one of semantics, but Mr. Atkinson confirmed that a major change to the By-law should go through a committee of Council with notification to the membership. The President called a vote on Mr. Dilse's motion. It was NOT CARRIED, with seven abstentions. Mr. Butler pointed out that his motion to table should have been considered first, and reintroduced the motion, seconded by Mr. Atkinson, that the issue of Membership Policy be referred back to Council for review and circulation to the membership. CARRIED, with two abstentions. Mr. Keefer apologized for the error in procedure. He noted that policies which Council and the membership support can be put into effect without delay.

BRANCH REPORTS

By consensus, the presentation of Branch Reports was waived.

CLOSING REMARKS

The incoming President, Mrs. Sculthorpe, thanked Mr. Keefer for his heroic efforts in seeing the ACO through a very difficult period of its history, with which the membership

warmly concurred. Given our financial restraints she asked for volunteers willing to assist in the office one morning a week, and is arranging a fund-raising event in the Arts & Letters Club in October 1996, probably on a Saturday evening, probably in conjunction with walking tours. Mrs. Sculthorpe concluded with the announcement that the 1997 Annual Conference and AGM would be hosted by Quinte Branch.

APPOINTMENT OF AUDITORS

It was moved by the President, seconded by Mr. Leeson, that Blackwell Sparks, Chartered Accountants, be appointed auditors for the coming year, and that Council be authorized to fix their remuneration. CARRIED.

ADJOURNMENT

After a preview showing of the Town Centre video, the meeting was adjourned at 1:20 p.m. on a motion by Mrs. Rosebrugh.

*Margaret M. Goodbody
Secretary*

1997 Schedule of Executive Committee and Provincial Council Meetings

10:30 a.m., the second Saturday of each month, except for August when the meeting is at the call of the chair and for September when the meeting occurs on the third Saturday of that month. The February, June, September and November meetings are set aside for the full Council whereas the other meetings are designated for the Executive. For all meetings - Executive Committee and Provincial Council - every member of The ACO is welcome. All meetings in 1997, except for the September meeting, take place at the Ontario Heritage Centre, 10 Adelaide Street East (near Yonge Street) in Toronto (someone will greet you at the front entrance at 10:30 a.m. sharp). The September meeting will be held in Windsor (contact Pat Malicki at 519-945-2626 for further details of the September 20 meeting).

Independent Evaluation 118 and 126 Graham St., Woodstock, Ont.

[Although most requests for Advisory Board service are for conditions assessments, the Advisory Board is sometimes asked to document endangered buildings in photographs or through historical research, suggest new uses for vacant or poorly used buildings, or comment on redevelopment proposals. The following Advisory Board report completed last September concerns a redevelopment proposal -Ed.]

INTRODUCTION

Responding to a request from the City of Woodstock, Advisory Board member Paul Dilse visited 118 and 126 Graham Street and the Historical District Residential Zone on September 9.

The purpose of the request and the subject of this report is to review a development application for 118 and 126 Graham Street in the context of the Historical District Residential Zone.

Mr. Dilse was met in Woodstock by David Beatty, who has been retained as legal counsel for the City of Woodstock, the County of Oxford, and a number of area residents — all of whom are in opposition to the application. Mr. Beatty provided the Advisory Board with selections from the official plan for the County of Oxford, Section 13.4 of the City of Woodstock zoning by-law regarding the Historical District Residential Zone, a map of the Historical District Residential Zone, the December 15, 1994 report reviewing Historical District Zone standards, the April 6, 1995 supplementary report, a site plan and elevations for the proposal at 118 and 126 Graham Street, and the March 2, 1995 report reviewing the development application. Information from these is incorporated in the report.

The objectives of the Advisory Board of The Architectural Conservancy of Ontario state, in part:

"The Board will respond to requests for appraisal from within the Conservancy and from outside. ...

The Board will appraise built structures, their environment, and places of natural beauty in Ontario. A structure will be appraised for its architectural significance, physical condition and its role, if any, as part of a group of structures, a streetscape, a larger area, or its place in history. ...

An appraisal will be general rather than exhaustive. A brief written report will be made ... "

Within the short time constraints of the Advisory Board community service program, arrangements were not made to survey the physical conditions of the buildings at 118 and 126 Graham Street. Rather, the Board has concentrated on reviewing the development application as it relates to the general architectural character of the area.

ARCHITECTURAL CHARACTER OF AREA

The Historical District Residential Zone, north of Woodstock's central business district and focused on Victoria Park, is the only such zone identified in the County of Oxford official plan.

Over a hundred buildings stand within the zone. Almost all are brick, single-family houses. The average height is two storeys, with a few at two-and-a-half. They are large houses on spacious lots, with ample treed frontages, side yards and rear yards. The houses cover between 13 and 19 per cent of their lots. Built through the Victorian, Edwardian and Interwar periods, they reflect the solid respectability of the townspeople who erected them.



118 Graham Street, façade view.
Photo courtesy of Paul Dilse.

The houses generally appear well-maintained, and the City has contributed to the appearance of the area by staggering tree plantings along streets so that the stock of trees is replenished.

ARCHITECTURAL DESCRIPTION OF 118 AND 126 GRAHAM STREET

118 Graham Street contains a two-storey, brick, single-family house from the Victorian period and brick coach house behind. Like the typical property in the Historical District Residential Zone, the large house and ancillary building are set amid spacious grounds. In fact, when combined with 126 Graham Street, the two lots cover approximately an acre of land.



126 Graham Street, façade view.
Photo courtesy of Paul Dilse.

126 Graham Street, located immediately to the north of 118 Graham Street, was built as a large, single-family house in the Second Empire style of the Victorian era; but is now a retirement home. Attached to the two-storey-plus-mansard, brick house is an addition from the 1980s; the addition, greatly expanding the size of the original house, makes the building one of the district's largest in floor area. While the addition has altered the rear yard, the front yard still possesses the treed lawn common in the district. There is also an early twentieth century brick garage in the northeastern corner of the property.

Photographs showing 118 and 126 Graham Street and their relation to other properties in the Historical District Residential Zone are appended to the report.

APPROPRIATENESS OF HISTORICAL DISTRICT RESIDENTIAL ZONE

The *Planning Act* provides for the regulation of new construction in terms of type of construction, height, bulk and size, setback from street, floor area, side yard and rear yard spacing, character, use, lot size and lot coverage. This principle of zoning has been fundamental to planning in Ontario for many years.

To help preserve the character of the neighbourhood in the vicinity of Victoria Park, Woodstock City Council in 1988 created a new zone in its zoning by-law — the Historical District Residential Zone. The by-law specified low-density residential use only, permitted new buildings to cover up to 40 per cent of lot area, stipulated minimum depths for front, rear and side yards, required landscaped open space to account for 30 per cent of lot area, and limited building height to eleven metres (about three storeys). Perhaps because 126 Graham Street was not single-family in use, it was excluded from the Historical District Residential Zone.

In 1995, City Council amended the controls over the zone to lower lot coverage to 25 per cent, increase minimum side and rear yards, establish a minimum height of two storeys, and regulate the location of garages. Nine properties were deleted at this time, and 126 Graham Street added.

These more stringent controls still allow for new construction that is different from the patterns existing in the zone. New construction can be more dense than existing buildings and higher than the average today. To illustrate, the average range of lot coverage now is between 13 and 19 per cent; while the zoning by-law permits 25 per cent. The average height of buildings in the zone is two storeys, but an owner could build a three storey building.

The inconsistencies between existing architectural patterns and new construction controls limit the effectiveness of the Historical District Residential Zone provisions although the intent of the zone is sound.

Furthermore, all the properties presently found in the zone, including 126 Graham Street, belong in the zone

as do the properties along the south side of Drew Street (which were deleted in the 1995 amendment). It could be argued that these Drew Street properties and the Drew Street addresses to the west link with 145 Delatre Street, whose character is similar to that in the zone. (145 Delatre Street, a property designated under the *Ontario Heritage Act*, is a large 1846 house set amid spacious grounds.) A windshield survey of the north side of Ingersoll Avenue and the northerly extension of Light Street also indicates architectural patterns similar to those found in the zone.

THE DEVELOPMENT APPLICATION IN RELATION TO THE HISTORICAL DISTRICT RESIDENTIAL ZONE

The proposal involves the amalgamation of 118 and 126 Graham Street, the demolition of the rear wing of 118 Graham Street plus its coach house and the garage at 126 Graham Street, the addition of a two-and-a-half storey, nearly 6,700-square-foot retirement residence between the two properties, the removal of trees, and the paving of a large portion of the southern side yard at 118 Graham Street and of the rear yard of both properties for parking.

The proponent has requested amendments to the official plan and zoning by-law.

The proposal runs counter to the intent of the official plan and Historical District Residential Zone, which is to help preserve the character of the neighbourhood. First, the proposal concerns a major institutional land use, not low-density residential use. Second, it sets a precedent for further institutional development in the zone, expanding the belt of institutional, commercial and higher residential uses south of the zone into the zone itself. Approval of the application would further distort the use and character of 126 Graham Street, which was unfortunately expanded through a variance to the zoning by-law in 1985, and disrupt the residential stability exhibited by 118 Graham Street. Third, the proposal destroys the spacing between the two properties: The presence of ample side yards is a defining characteristic of the zone.

No comment has been made on the architectural design of the proposed addition as architectural treatment is not a consideration in a zoning by-law matter. Similarly, the proposed demolition of the rear wing of 118 Graham Street, the coach house and garage — although regrettable — is not the subject of a zoning by-law amendment.

THE FUTURE OF THE DISTRICT

The City of Woodstock and County of Oxford have recognized the area included in the Historical District Residential Zone as having special architectural characteristics worthy of preservation.

Zoning, when carefully applied, can control many aspects of new construction to make it compatible with existing patterns; and can discourage demolition when the object is greater density at the cost of community benefit.

Stable, residential communities of all classes are a benefit to all citizens, providing a solid tax base, social harmony and historical continuity (a factor in an individual's psychological health). Historical residential communities at the upper-income level, which have managed to survive the vicissitudes of time, perhaps have a special place in a community as they represent what every citizen of the past would have wished to have attained had they had the resources to build in that way.

Certainly, the aesthetic value of the Victoria Park neighbourhood is apparent to anyone who enjoys quality of craftsmanship and established urban amenities, such as street trees, formal parks and park-like landscaping.

The economic case for the conservation of the neighbourhood comes from Robert Shipley's pioneering study of real estate values of properties designated under the *Ontario Heritage Act* (see page 11, this *ACORN*). To summarize, owners of designated properties enjoy higher real estate values than average because they invest more in the upkeep of their properties. Owners reap the value of their investment because there is a specialized market for heritage properties.

Without ready access to Census data on average annual household income at the local level, one can only assume by the outward prosperity of the neighbourhood that the County of Oxford can support at least one high-end historical residential area.

Zoning based on existing architectural patterns can help protect the Victoria Park neighbourhood. However, it can neither guide Woodstock City Council on the architectural treatment of new construction nor on the alteration, including demolition, of existing houses and outbuildings.

Many municipalities in Ontario have designated heritage conservation districts under the *Ontario Heritage Act* to protect architectural character. Some districts serve to protect areas which have become exclusive residential areas, for example, the waterfront community in Oakville and the Thornhill community in Markham and Vaughan.

The Victoria Park neighbourhood has all the qualities necessary for designation as a heritage conservation district.

RECOMMENDATIONS:

It is recommended:

1. THAT the development proposal be rejected.
2. THAT an urban planner experienced in heritage conservation (a heritage planner) review the boundaries of the Historical District Residential Zone and its controls.
3. THAT consideration be given to study of a Victoria Park neighbourhood heritage conservation district under Section 40 of the *Ontario Heritage Act*.

Postscript: On September 23, 1996, the Ontario Municipal Board agreed with the proponent: In the Board's estimation, the proposed use is appropriate, and the project can be designed to fit into the heritage district.

Paul Dilse

Other Recently Completed Advisory Board Projects



East York LACAC, Todmorden Mills Archives

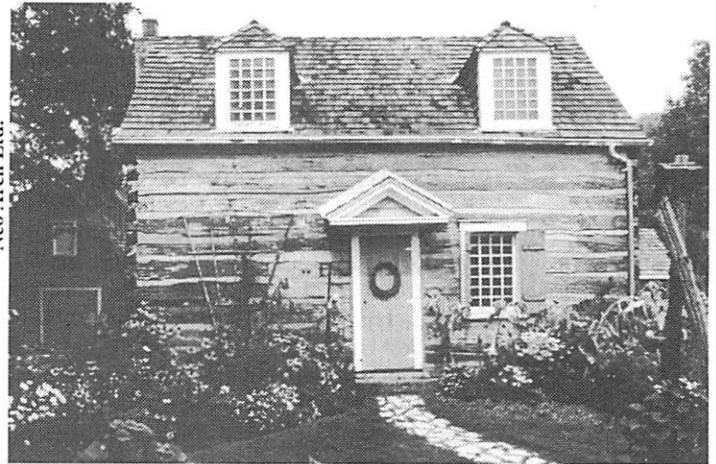
Dorothy Massey Goulding Estate, East York
Denis Héroux representing the Advisory Board



Log House, Canatara Park, Sarnia
Stephen Marshall



Neo Arch Ltd.



McGillivray - Architect

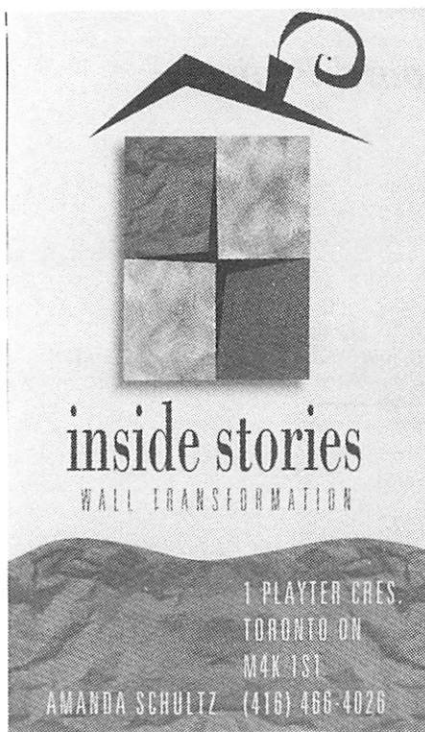
McNeely Engineering Consultants



Museum Schoolhouse, Jordan
Andrew Huctwith

Opera House, Orillia
Ian McGillivray





Commemorating our Cultural Landscapes

During a meeting of the St. Catharines Bicentennial Committee, a motion was passed in support of Brock University Professor Alun Hughes' suggestion to name the new Ministry of Transportation Building in St. Catharines after "the unsung (Loyalist) pioneer surveyor and cartographer, Daniel Hazen."

As stated by Professor Hughes in his October 11, 1996 letter to the editor of *The (St. Catharines) Standard*, "over the winter of 1787/88 Hazen laid out Grantham Township (now only part of the City of St. Catharines). Hazen left a permanent stamp on the landscape, for it was he who gave St. Catharines its unique road network. The MTO building lies on lot 17, concession 6 of Hazen's survey, and the only way to reach it is to follow Hazen's roads."

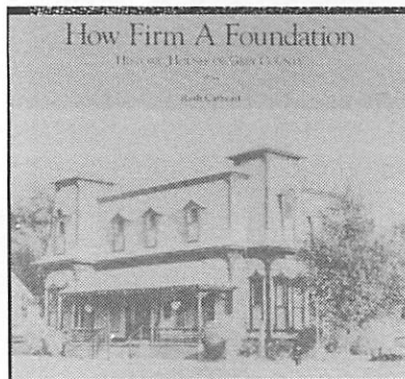
Jon K Jouprien
Chair
St. Catharines Bicentennial Committee

[If you have ideas for commemorating Ontario's cultural landscapes, please share them at our conference, *Conserving Ontario's Landscapes*, or by writing a news article for *ACORN*. - Ed.]

Book Review

HOW FIRM A FOUNDATION: HISTORIC HOUSES OF GREY COUNTY

By Ruth Cathcart, photographs by Willy Waterton. The Red House Press, Box 927, Wiarton, ON N0H 2T0. 244 pages, hardcover. \$39.95, plus \$4.00 shipping.



In her introduction, Ruth Cathcart points out that, "There is almost no literature on the subject of early houses in the regions north of the southern corridor of Ontario." To start filling this gap, 104 houses in all parts of Grey County are presented, with photographs (some in colour) and short descriptions of the buildings and their inhabitants.

After a short introduction including a map and a history of Grey County, an overview of house styles, and a lucid explanation of the selection criteria (future authors take note), the house descriptions begin. A current photo is shown for each house presented, and a few as well have a sketch or an historic photo; there is also text for each. The descriptions are short: some are heavier towards the people while others talk more about the house. One has the feeling that they are very short given the amount of research that would go into each one — research that would probably become numbing if one had to read it all.

The photographs are excellent; only one was a bit soft in focus. They really make the book, proving again that, especially in architecture, a picture is worth a thousand words. We can see from the photos that Grey County architecture is different from, say, Waterloo County architecture, but that there are also similarities. It would be very interesting if matching books for Simcoe, Bruce, and Huron Counties were available, as well as for some of

the counties a bit farther south; this would enable the interested person to try and see exactly how styles evolved with the northward migration of the frontier.

All in all, a good read and a worthwhile addition to our bookshelf.

Bob Rowell

Homeowners Sought!

Two Richmond Hill farmhouses, threatened with demolition, are available for inspection by interested parties who will move and restore them. As time is of the essence, call George Duncan, Heritage Co-ordinator for the Town of Richmond Hill, at (905) 771-8910 to set up an appointment.



John Tipp House, c. 1840.
Photo courtesy of George Duncan



Phillips-Teasdale House, c. 1835, altered 1880.
Photo courtesy of George Duncan



ACORN

Old Plaster: Keep it up!

So your old house has plaster problems. What old building doesn't? In 1982, when The Ontario Heritage Foundation acquired the Barnum House, the "mascot" of The Architectural Conservancy of Ontario, the house had many problems crying out for attention. One of these was the 163 year-old plaster. In the upstairs ballroom a major portion of the plaster wall was pulling away from the wood lath and was on the point of collapse.

Foundation staff considered the options. Should they take down the historic plaster and replace it with new plaster of similar makeup? Or should they attempt the more tricky job of keeping the original and somehow pulling it back into position? Because of the Foundation's conservation approach (which is to retain the historic fabric of its buildings wherever possible) and the significance of the house, the Foundation chose to save the plaster. A technique, never before tried in Ontario, was used to reattach the loose plaster by injecting a special adhesive from behind (the exterior clapboard had to be temporarily removed to do this!). The plaster was then slowly pressed back until it readhered to the wall structure.

You may be thinking, that's all well and good for the Barnum House, but MY old plaster isn't worth the trouble. I might make the effort to fill a few small holes, but if there are any bigger problems (and even if there aren't), I'd just as soon take it all down and replace it with nice smooth drywall!

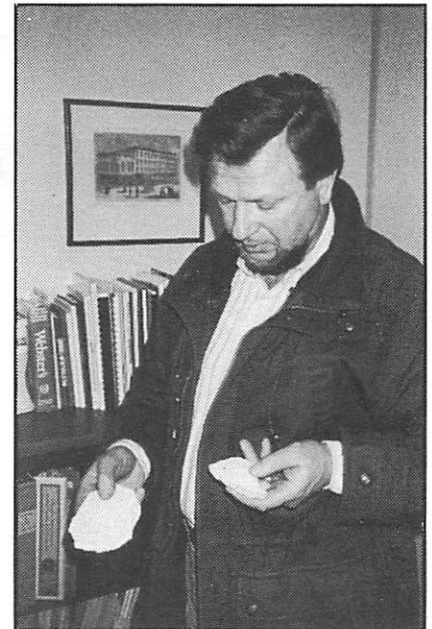
When you think about it, most of the interior surface of our old buildings is plaster. Or, put another way, plaster surfaces, usually covered with paint or wallpaper, define the historic spaces we live and work in more than any other material. But people who "love" heritage buildings and would never consider removing the original doors or staircase or floors and replacing them with functional substitutes can be remarkably cavalier about getting rid of old plaster, with the possible exception of plaster cornices, medallions or other decoration.

Is this because, as a colleague suggests, many of us have been unwittingly conditioned by modern architecture to like clean, smooth lines and surfaces in our living spaces, and to dislike rough, uneven ones? Whatever the reason, in the repair and "restoration" of an old building, the original plaster is often an endangered species.

This is not to say that old plaster should never be removed. Only that retaining the plaster, or most of it, deserves to be looked at seriously when contemplating changes. Even when the original plaster appears to have major problems, there may be relatively simple ways to salvage it and, at the same time, the authentic "patina" it provides.

To understand the problems historic plaster gets into, we first need to know a little about what plaster is and how it was used. Well-known to the Egyptians and the Romans, plaster is one of the oldest building materials. It is also one of the most versatile and has been used for both interior and exterior surfacing and decoration. In Canada the making and use of plaster was introduced by the early

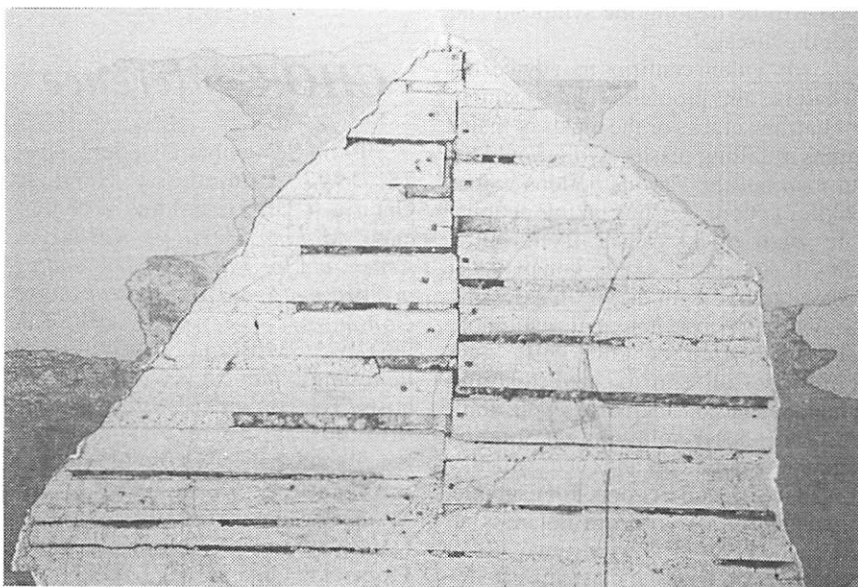
settlers. Lime kilns were erected in many settlements where simple plasters or mortar were made by burning limestone, slaking the resulting quicklime with water and adding sand to the mix.



Plaster expert, Silvano Vidoni, holds pieces of historic plaster: on the right, interior plaster from Osgoode Hall; on the left, exterior plaster (stucco) from Dundurn Castle.

Which brings us to the make-up of plaster. All plasters consist of three basic components: aggregate, a binding agent and reinforcing material. The aggregate is usually sand, which can vary greatly according to the rock from which it is derived. The binding agent may be lime, gypsum (from which Plaster of Paris is made), Portland cement, or a combination of these. The reinforcing material in traditional plasters was commonly ox or horse hair.

Experimentation with plaster "recipes" lead to the development of different compositions for different purposes. In this country the essential quality of a plaster for exterior use is the ability to withstand extreme temperatures. While early plasters were lime-based, by the mid-19th century Portland cement (first patented in England in 1824) was increasingly used in the making of the hard, water-resistant plaster generally referred to as stucco. As with interior plasters, the colour and texture of exterior stucco can be controlled. Texture can vary from very smooth surfaces scored to resemble stone, to a heavy texture achieved by the use of a coarse aggregate — pebbles in



Ceiling problems: a large section of plaster has given way revealing the underlying lath.



Ornamental plaster at its finest: in the Great Library at Osgoode Hall.

roughcast, for example.

Interior plaster was lime- or gypsum-based and applied by a trowel in two or three coats: a base or "scratch" coat (so-called because it was grooved to improve the bonding of the next coat), followed by a "brown" coat and the white, finer-grained finishing coat. These coats were applied either directly onto the inside of exterior masonry walls or, more commonly, on a base of wooden laths. In this method the wet plaster is squeezed through between the laths; expanding out again on the far side, it forms "keys" that hold it in place. The laths were either handsplit or, after the mid-19th century, sawn, 1 1/8 - 1 3/8 inches wide by about 3/8 inch thick, and were installed horizontally with narrow (about 3/8 inch) spacing. Wood lath remained in common use until the 1930s and was replaced by perforated metal sheets or wire mesh. In this century lath and plaster was itself gradually displaced by the advent of plasterboard - mass-produced sheets of gypsum-based material reinforced with fibre now commonly known as gyproc or drywall.

As for the cause of plaster problems: according to Silvano Vidoni, a member of The ACO's Advisory Board and an expert on plaster and its repair, there are essentially three main reasons for plaster deterioration: 1. stresses caused by water penetration or excessive temperature/humidity fluctuations; 2. structural movement or settling; and 3. poor materials or workmanship. Any of these may cause

the plaster to crack, bulge or detach itself from the lath. In addition, mechanical injury caused, for example, by pounding nails into the wall, may break the keys and loosen the plaster. As well, Mr. Vidoni notes, the lath itself or the nails securing it may deteriorate to the point where it can no longer support the weight of the plaster. Add the extra pull of gravity on ceilings and it's not surprising that ceilings are the biggest problem areas.

Treatment of plaster problems requires both 1. repair of existing damage, and 2. protection against continued attack. Obviously, if you have not identified the source of the problem (a leaking roof, for instance), you will be treating the symptom and not the disease!

Mr. Vidoni confirms the advice that whatever the problem - the treatment of hairline cracks or the repair of major areas of falling plaster - you should try to map out the various options before taking action. Or not taking action - the small cracks can be fixed, but if they're not getting worse, you may just decide to live with them! In assessing the options, cost, potential disruption, aesthetic impact and your own conservation approach/philosophy should all be considered. As well, don't look at plaster solutions in isolation from other problems and needs you may (or should) be addressing. For example, if insulation of your old house is an issue, how you deal with it may affect what you do with the plaster.

While space does not permit a

rundown of all the ways to fix your plaster problems, there are a number of good written sources available (see below for a listing of some of these). In some cases you may choose to get professional assistance in diagnosing the problem and in understanding the options open to you.

Sources for further reading:

Renovating Old Houses, by George Nash, The Taunton Press, 1992, pp. 221-227.

Well Preserved: The Ontario Heritage Foundation's Manual of Principles and Practices for Architectural Conservation, by Mark Fram, Boston Mills Press, 1988, pp. 173-5.

Dan Schneider

Dan Schneider has an old house near St. Marys with its fair share of plaster difficulties.

Photos courtesy of the author

Ministry Workshops

The Ministry of Citizenship, Culture and Recreation is offering free workshops on storefront conservation this spring in the following locations: Lindsay (April 5), Manotick (April 12), Parry Sound (April 26), Orillia (May 3), Woodstock (May 10), Seaforth (May 24), North Bay (June 7) and Kenora (June 21). Participants must pre-register. For more information, call Mary Lou Evans at (416) 314-7131.

CHO Conference

From September 26 - September 28, 1997, Community Heritage Ontario (CHO) is holding a conference, *Making Heritage Resources Accessible for Public Understanding in a Way that Serves our Individual and Community Interests*, with Tay LACAC, Midland LACAC and Penetanguishene LACAC as local hosts. The conference will be held in Midland, Victoria Harbour and Penetanguishene, Ontario. For further information, please contact Art Murdoch, Chairman, CHO Conference Committee, 109 Chartwell Road, Etobicoke, Ontario, M8Z 4G9.

Diary of a House Move

**MOVE DAY THURSDAY,
JULY 26, 1996**

5:00 a.m. Phone rings. Mike wants to know if Bill has his extra long tape measure. Time to get up - House is scheduled to start moving off lot at 7:00 a.m. Apprehensive - What *t's* have we forgotten to cross and *i's* to dot? I'm sure all the permits and approvals are in the file ready to give to the police escort.

The bureaucracy and paperwork required to move this house 21 kilometres has been phenomenal. But then we are crossing through two regions (Waterloo and Wentworth) one county (Brant) one city (Cambridge) and three townships (North Dumfries, South Dumfries and Flamborough) all of which have sold us moving permits. On top of that, because the house is travelling 100 yards on Highway 8, the Ministry of Transportation had to have copies of all our permits so they could sell us a permit saying we had all our permits! We had to arrange for an OPP escort; for the Waterloo Region Traffic Department to check out traffic signals; for Cambridge-North Dumfries Hydro crews to remove the overhead wires in Waterloo Region; for Ontario Hydro crews from Dundas to deal with the overhead wires in Brant and Wentworth; for Bell Telephone crews; and for Rogers Cable. To compound the problem, add in voice mail and answering machines, and stir liberally with payments ranging from \$300.00 to \$7,000.00 . . . up-front.

More problems - three weeks before Move Day, Waterloo started

laying water main pipes along Franklin Boulevard, obstructing our route. Numerous phone calls to the Regional engineering department finally confirmed that they thought they should be finished by July 23, just three days before Move day, provided their tests went smoothly. They finished July 24.

Yesterday, Valerie Spring from Cambridge LACAC phoned to say she had just learned that the city would be starting sidewalk construction on Meyer's Road today at 6 a.m. and would completely block Hydro's and Bell's access to the overhead wires. She would do her best to get the construction postponed 'till tomorrow. Finally at 5 o'clock she called back to report success. The road will be clear.

What else is going to pop out of the woodwork at the last minute?

7:00 a.m. Everyone is at the house. Mike is wandering around - checking, discussing etc. - Patti has collected coffee orders and gone to Tim Horton's - The hydro crews, telephone crews and police are all ready - Lots of spectators with cameras - Anticipation!

After all it's not everyday you see a two-story post-and-beam clapboard house being moved off the site it has occupied for 157 years. This house has been part of the fabric of the neighbourhood since the early pioneering days of Galt. Originally it was occupied by the Scrimmger family, when Highway 8 was the Toll Road to Dundas. Mr. Scrimmger was the toll collector. Around 1900 the Scrimmgers sold the property to the Taylors who have lived here ever since.

Then this past spring a combination of factors resulted in the sale of the

house to Mike and Patti Schneider for \$1 - the only condition being that they had to move it someplace else. The Taylors wanted to develop the rest of the property. Right now the house is surrounded by plazas, parking lots and a gas station. The farm has disappeared - all that remains is the house, the red bank barn and two acres of land. The Region wants to widen the road which would put the curb of the new road 6' into the living room. To save the building, which is both historically and architecturally significant, Cambridge LACAC negotiated with the Taylors to sell the house for a dollar to a purchaser who would remove the house and preserve it. Enter Mike and Patti Schneider.

The house itself is in excellent condition and according to Nestor Kosey, the house mover, it shouldn't suffer much damage from the move. Nestor calculates the move should take between ten and twelve hours. He assured us that in thirty years of house moving he "hadn't parked one yet".

7:25 a.m. Finally they are starting to move - except for the big tree branch bumping up against the house on the left side. The tree cutting crew moves in, the tree branch is gone, and the tractor pulls out onto the road.

7:35 a.m. The house has reached the first intersection (Highway 8 and Franklin Blvd.). One of the hydro crew is in the bucket ready to lift the high tension wires out of the way. As he pushes the neutral wire upward between the 25,000 volt live wires, the house peak pushes the neutral wire against the live wires. Dramatic arcing. It sounds like the house has cracked from one end to the other. But no damage is done to either people or the house. I hope this is not an omen for the rest of the day.

10:30 a.m. The house has just turned the corner at Branchton Road and Meyers Road. It has taken longer to get this far than we thought. Bell telephone won't lower their wires to the ground until the house gets right up to them even though they don't have to disconnect any service. This means the house has to stop, wait for the wires to be lowered, then pass over them and wait for the next ones to be lowered. It's taken over two hours to go one kilometre and pass over three large telephone wire bundles. At least there is only one more large telephone wire on the route; at the village of Branchton.



Scrimmger-Schneider House. Photo courtesy of Lynda Schneider

12:00 noon One kilometre south of Branchton - The house seems to be standing up fairly well to the move. It is very impressive and so surreal to watch it come up a hill completely filling the road horizon until it reaches the crest of the hill and then descends down into the next valley. The house is 38 feet wide and almost 30 feet deep, 31 feet measured across the eaves. It overhangs the paved road four feet on either side. Its height has been something of a problem. It's 31 feet to the peak. The decision had to be made whether or not to take off the roof. The pros were that less wires would have to be taken down, and the move might go more quickly. The cons were that the roof structure is in excellent condition, almost like new, really remarkable considering how old it is. The attic also has two original brick chimneys, which would have to be removed and might be very difficult to put back. And it would cost money and time to put the roof back on. So it was decided to move the house with the roof on.

12:30 p.m. CKCO TV has just arrived. They are interviewing Patti for the six o'clock news tonight. The house has almost arrived in Branchton. It will probably take awhile to get through. There is a higher concentration of hydro wires here and a major telephone wire.

3:00 p.m. Finally through Branchton. It took two and a half hours to move two kilometres. And there are storm clouds moving in from the west. Ontario Hydro crews have now taken over from Cambridge Hydro. Time estimates for this move are really out of whack. Cambridge Hydro estimated it would take them four hours to clear the hydro lines as far as the Waterloo/Brant town line. So far it has taken eight hours - double their estimate.

4:00 p.m. The rain is smashing down and the thunder is rumbling and the lighting is sporadically sheeting across the far sky and everything has come to a dead stop. Hydro can't work in this weather. Perhaps it is only one of those late summer afternoon storms that will pass as quickly as it came.

4:20 p.m. "Time is of the essence." That expression has just doubled in meaning. Dollar meaning. The Ontario Hydro foreman has just informed Mike that they were now working on overtime (even though they have only been working since three o'clock) and has

given him a contract extension to sign in the middle of the storm. Talk about under duress - if he doesn't sign he can't move the house because of hydro wires in front and behind; and if he does sign he's letting himself in for a whopping Hydro bill. (He has already paid Ontario Hydro over \$7,000.00) He really has no choice - He signs.

6:00 p.m. The house has finally arrived at MacLean's School Road. The storm is over, the late afternoon sun has come out, and we are now heading into more delay - this time caused by a homeowner on this next stretch of road. However, we knew this was coming. We just aren't sure what she will do.

The route for this move was chosen taking several things into consideration; the kind and number of overhead wires; the width and height of bridges; the width and surfaces of the roads and the number of trees that would have to be trimmed. So that the least damage possible would be done to trees along the route a professional tree trimming crew was hired. For several evenings before the move they went out and selectively trimmed limbs off the trees that were overhanging the road right-of-way.

Last week we were told that one of the residents on this road was objecting rather strenuously to anyone touching any of the trees on Maclean's School Road. Lining the road allowance on either side are two rows of very tall Black Walnut trees which form a canopy over the road. In order for the house to pass, dead lower limbs from several trees have to be cut off including two lower limbs from one of the trees in front of her house. Knowing that she was upset I went to her house last Sunday evening and tried to reassure her that A) we were not cutting down trees - only trimming lower limbs; B) that most of the limbs we were trimming off were dead limbs; and, C) that only two limbs were going to be cut off the trees in front of her house. However, I failed. For whatever reason she would not listen and chose not to believe me. Because of her vigorous objections to the South Dumfries Road Superintendent and officials our tree crew was not allowed to do any trimming on this road 'till now. This road only has two house hydro wires that have to be moved. If the tree trimming had already been done it should only take forty five minutes to get to the bridge.

10:45 p.m. We are finally at the bridge. We should have been here four hours ago while it was still light. The objector to the tree trimming did everything she could to stop the house from moving on the road. She tried to incite her neighbours to object; she physically blocked the truck. Finally, police reinforcements from Brant OPP were called to remove her. But her tactics cost us four hours. To add insult to injury, after we had passed her house her husband asked our tree trimming crew if they would like to come back next week and trim some more limbs off the trees. He thought they looked better. People!

To cross the bridge the house has to be raised two feet so the house sides will clear the bridge walls. This problem was anticipated and the mover has come equipped with hydraulic jacks. It should be an easy matter to raise the house. He and his crew have done this many times before. But not on soft gravel in the dark. Using car headlights for illumination they were able to jack up the house all right but as it moved forward it dog-tracked into one side of the bridge and eight clapboards were pulled off one corner. Luckily, the basic post structure was not damaged.

12:30 a.m. We have crossed the bridge. There are no major obstacles between here and Ainslie Road, the house's final destination.

5:00 a.m. This has been a very strange night. I have been driving slowly behind the house (along with several other cars) down the fourth concession, stopping and going, listening to CBC international radio, dozing off and waking with a start as I realize the other cars are small lights in the distance. Some of the crew are walking in front of the house on either side of the road to make sure there are no unexpected posts. The house stops as wires are disconnected and moves on and stops and moves on. The sky is starting to lighten in front of us.

8:30 a.m. The house is finally on Ainslie Road.

9:00 a.m. Twenty-six hours later the house is on its new site. Mr. Kozey still "has not parked one yet."

Lynda Schneider

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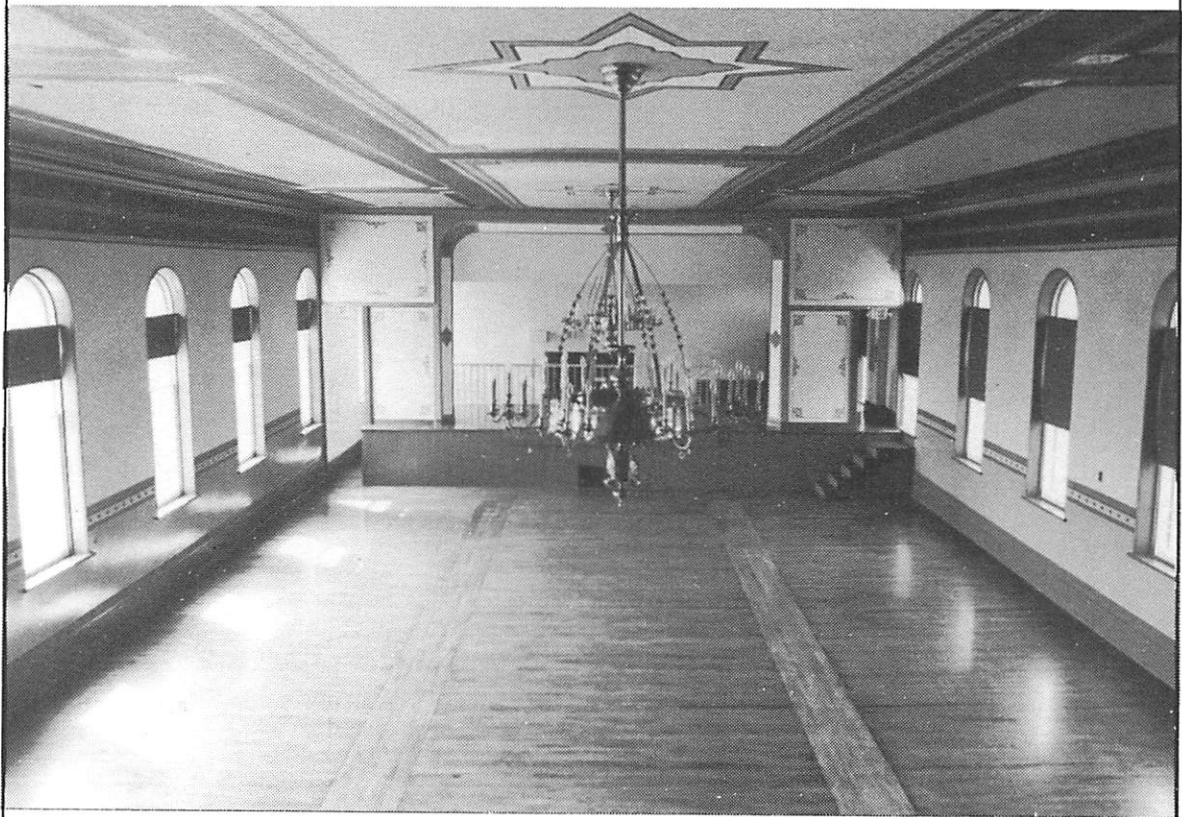
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